



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Zoning Board of Review Meeting Agenda

**Monday, May 01, 2023 at 7:00 PM
10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on April 27, 2023.

1. Pledge of Allegiance

2. Approval of Minutes: April 3, 2023

3. Continued Petitions

3A. 2023-09 Daniel L. and Lillian C. Leeser, 12 Brookwood Road (continued from March meeting): Dimensional Variances: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district. Request for continuance to June 5, 2023 meeting

4. New Petitions

4A. May 1st Zoning Board Staff Reports & Correspondence

4B. 2023-15 73 Gooding Avenue, LLC: Special Use Permit to temporarily install two pre-fabricated relocatable storage or shipping containers on a commercial property. Assessor's Plat 106, Lot 63; Zone: Manufacturing.

4C. 2023-16 Frank J., Robin A., and Brandon Paulino, 52 Thompson Avenue: Dimensional Variances to construct a

20ft. x 26ft. two story addition to the rear of an existing single-family dwelling and to convert the structure into a two-family dwelling with less than the required left side yard and less than the required lot area per dwelling unit. Assessor's Plat 22, Lot 119; Zone: Residential R-10.

4D. 2023-17 Jesse James, 477 Hope Street: Dimensional Variance to construct a third floor living area expansion, including raised exterior wall heights and altered roof pitch, with less than the required rear yard. Assessor's Plat 9, Lot 52; Zone: Downtown.

4E. 2023-18 Fair Wind Properties, LLC, 1 Coggeshall Avenue: Use Variance and Dimensional Variances: to demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures. Assessor's Plat 147, Lot 50; Zone: Residential R-10.

4F. 2023-19 Eric L. and Ruthann DeLong: Dimensional Variance to construct a 22ft. x 22ft. accessory garage structure with less than the required front yard. Assessor's Plat 61, Lot 17; Zone: Residential R-10.

5. Adjourn

Date Posted: April 13, 2023

By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-09

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, March 6, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Daniel L. and Lillian C. Leeser

PROPERTY OWNER: Daniel L. and Lillian C. Leeser

LOCATION: 12 Brookwood Road

PLAT: 79 LOT: 452

ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 24ft. x 26ft. accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.

A handwritten signature in blue ink, appearing to read "Edward M. Tanner", is written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, March 2, 2023.



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.
2023 FEB -3 AM 10:01

APPLICATION

File No: 2023-09

Accepted by ZEO: *LMT*
2/3/2023

APPLICANT	Name: Daniel & Lillian Leeser		
	Address: 12 Brookwood Road		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: (508) 782-9333	Home:	Work/Cell:
PROPERTY OWNER	Name: Same As		
	Address: Above		
	City:	State:	ZIP:
	Telephone #:	Home:	Work/Cell:

1. Location of subject property: 12 Brookwood Road, Bristol, RI 02809

Assessor's Plat(s)#: 79

Lot(s) #: 452

2. Zoning district in which property is located: R-10

3. Zoning Approval(s) required (check all that apply):

☒ Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:

Dimensional Variance Section(s):

28-111 Residential Zones, Table B &

Special Use Permit Section(s):

28-142 d1 Yard Requirements and Exceptions

Use Variance Section(s):

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property?: 09/21/2016

7. Present use of property: Single Family Residence

8. Is there a building on the property at present?: Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):

Main House: +/-32' x 34', 1023 SF, +/-19'-2"

(No Existing Garage)

10. Proposed use of property: Single Family Residence

11. Give extent of proposed alterations: Construct a detached garage with an extra 4' of depth (to be 24'x 26')
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 24'x 26' , 624 SF , 20' tall (see attached)
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|------------------------------|------------------------------|
| Front lot line(s): | Required Setback: <u>30'</u> | Proposed Setback: <u>18'</u> |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 25% per R-10 Zone Proposed: 36%
40% per Sect. 28-221 1b
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? No
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: No (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: Yes Sewer: Yes
17. Is the property located in the Bristol Historic District or is it an individually listed property?: No
18. Is the property located in a flood zone? No If yes, which one?: No

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: 

Date: Feb 2 2023

Print Name: Daniel Leeser

Property Owner's Signature: 

Date: Feb 2 2023

Print Name: Lillian Leeser

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: Patrick Connors, AIA

Telephone #: 1 (401) 861-1600

Address: 317 Iron Horse Way, Providence RI 02908

Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

5. Written Statement:

The Owners of the subject property purchased it with the intention of adding a detached garage for daily use to complement their retirement house. A Class-1 survey of the property was done in September 2019, and revealed that the subject property (on a corner lot) is an existing non-conforming lot (5,596 SF; 4,404 SF less than the 10,000 SF minimum required for an R-10 zone), and that the existing house was constructed over the front (west) zoning setback along Brookwood Road and the front (north) setback on Fenmore Road.

The owners are planning a 1-3/4 story 24'x 26' detached accessory garage to the east side of their lot. The garage will be for automobile storage, a workshop space and second level loft for storage. As a detached structure, the garage has an "accessory" classification and therefore exceeds the maximum size limit of 24' x 22'. The additional 4' depth is requested to construct a stair to access the storage level. They desire to add a small roof cover at the side access door for protection from weather and a decorative pergola to accent the path to the house. The northern footprint portion of the garage is over the north front yard setback along Fenmore Road because of the lot configuration and thus requires a dimensional variance.

The hardship we are seeking relief from is due to the unique characteristics of the subject land, particularly its shallow depth. It is not due to a physical or economic disability of the applicant.

The hardship is not due to any prior action of the Owners, as they purchased the property in its present configuration. They are living in the structure themselves and do not seek the relief for their own economic gain.

In elevation and building form, the design intention for the garage is to complement the existing elevation character of the ranch style home. The garage sizes in the existing neighborhood are similar in characteristics in terms of size and scale. We believe the granting of the requested variance will not alter the general characteristic of the surrounding area and will help improve values in the neighborhood. The house will continue as a single-family residence.

This relief to be granted is the least relief necessary, as we are building with the garage south face pushed all the way back to the south setback. The hardship that will be suffered by the Owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The expanded footprint will allow the owners safe access to the second-floor storage.

In every other respect we are maintaining the lot in conformance with existing Bristol Zoning regulations. The remainder of the proposed design for the garage stays within the allowable lot coverage and allowable building height.

SCALE: AS NOTED

SCHEMATIC SITE PLAN- ACCESSORY GARAGE

DATE: 02/01/23

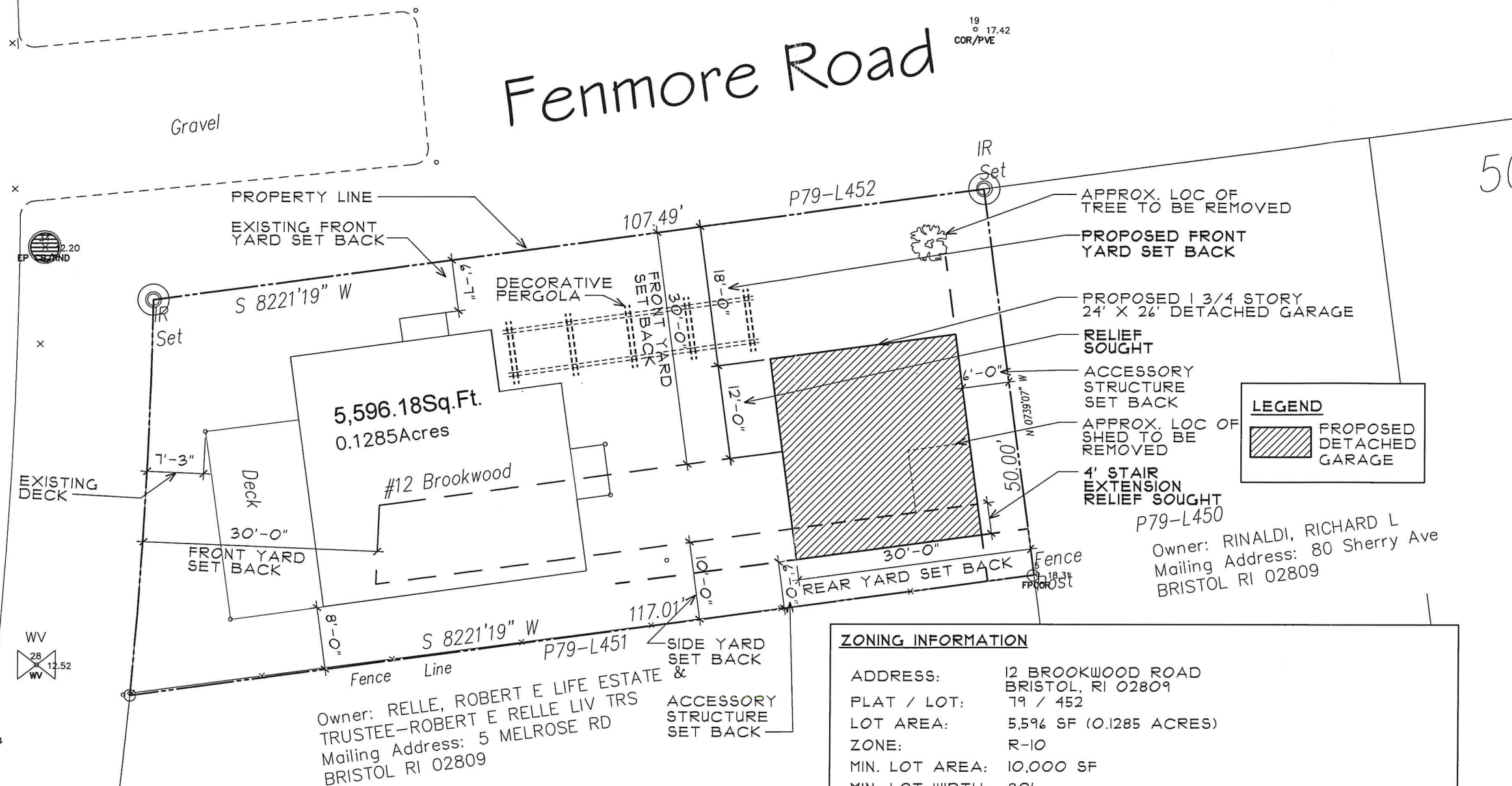
ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE

12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER
THORNTON
GROUP
ARCHITECTS
311 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401.841.1600
breausthornton.com

Brookwood Road

Fenmore Road



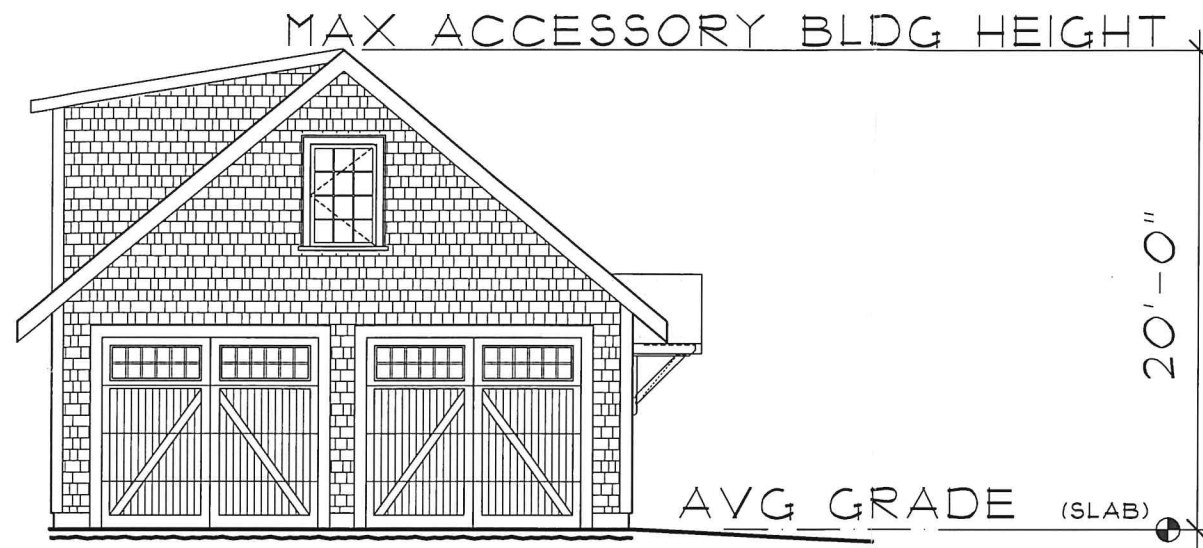
ZONING INFORMATION

ADDRESS: 12 BROOKWOOD ROAD
BRISTOL, RI 02809
PLAT / LOT: 19 / 452
LOT AREA: 5,596 SF (0.1285 ACRES)
ZONE: R-10
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 80'
MIN. FRONTAGE: 80'

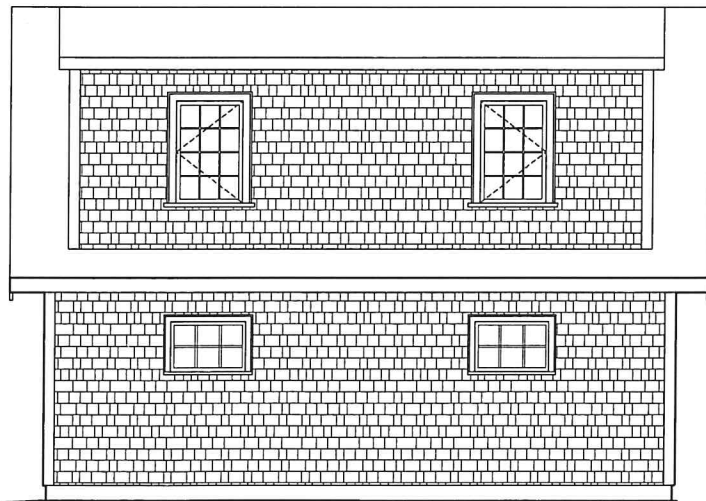
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	40% MAX (2,238 SF) PER SECT. 28-221 1b	1,374 SF 25%	1,998 SF 36%
DETACHED GARAGE			
NORTH FRONT YARD SETBACK: (FENMORE RD.)	30'	-	18'-0"
ACCESSORY SIDE YARD:	6'	-	6'-0"
ACCESSORY REAR YARD YARD SETBACK:	6'	-	6'-0"
MAX. HEIGHT OF ACCESSORY STRUCTURES	20' MAX.	-	20'-0"
MAX. SIZE OF ACCESSORY STRUCTURES	22' X 24'	-	26' X 24'



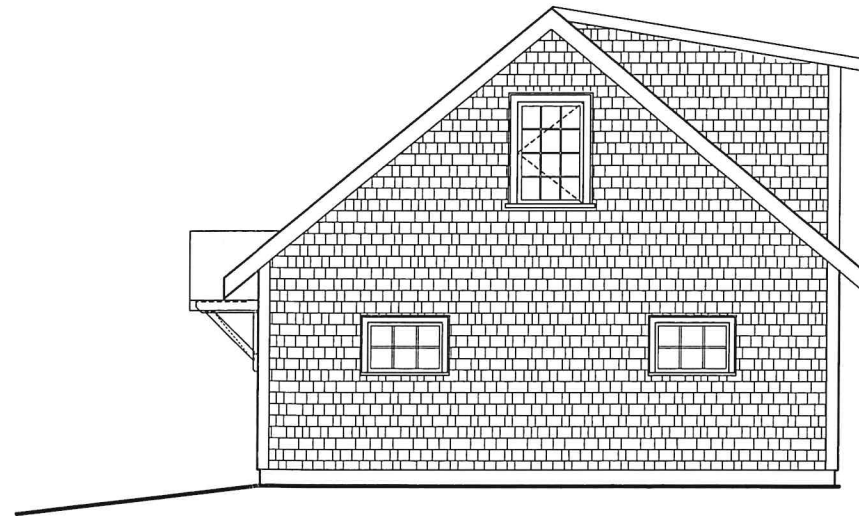
3
A2
PROPOSED WEST ELEVATION
1/8" = 1'-0" -



1
A2
PROPOSED NORTH ELEVATION
1/8" = 1'-0" -



4
A2
PROPOSED EAST ELEVATION
1/8" = 1'-0" -



2
A2
PROPOSED SOUTH ELEVATION
1/8" = 1'-0" -

SCHEMATIC GARAGE ELEVATIONS

DATE: 02/03/23

ADDITIONS & RENOVATIONS TO THE LEESER RESIDENCE
12 BROOKWOOD ROAD, BRISTOL, RI 02809

BREWSTER
THORNTON
GROUP
ARCHITECTS
LLP
311 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401.841.1000
brestert Thornton.com

SCALE: AS NOTED

A2

2 OF 2

▶ Plat/Lot 79 452

▶ Account: 4720

LUC 01

Zone R-10

▶ Assessment

\$370,200

H11

NORTHEAST

REVALUATION GROUP LLC

▶ Owner

Owner 1

Owner 2

Owner 3

Address

▶ Owner Account #:

LEESER, DANIEL L & LILLIAN C TRUSTEES

LILLIAN C LEESER FAMILY TRUST

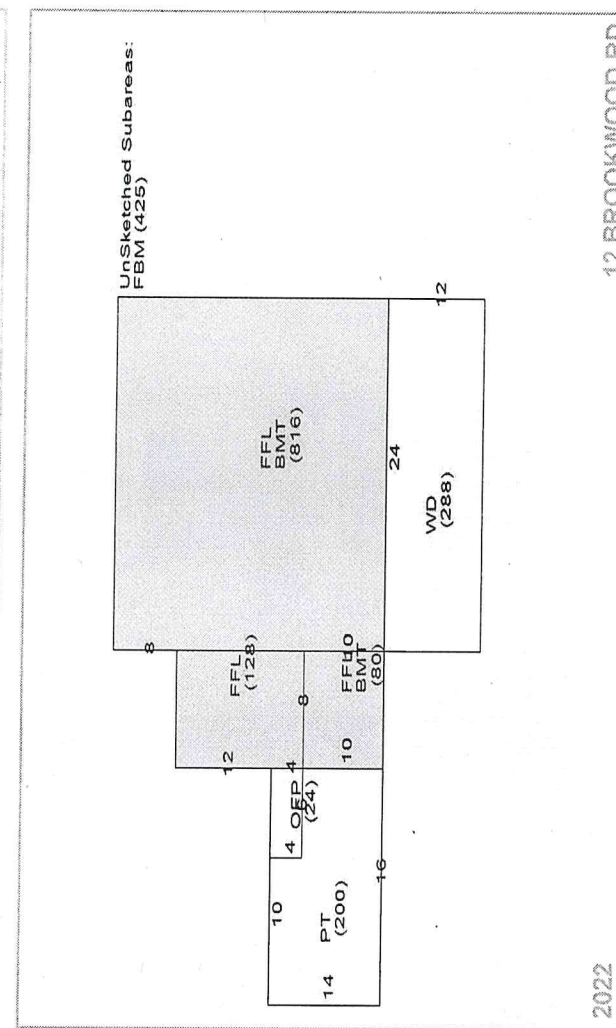
11 CRESTWOOD DR, FRAMINGHAM, MA 01701

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
LEESER, LILLIAN &	06/12/2020	0	2037-333		Q
COSTA, JOSETTE LIFE ESTATE	09/21/2016	345,000	1863-107		W
COSTA, JOSETTE & GRANDE,	12/05/2006	0	1341-42		Q
MC NAMARA, RAYMOND	04/06/2001	135,000	784-90	A	W

► Assessment									
Use Code	Bldg Value	SFY\ Value	Land Size	Land Value	AGR Credit	Assessed	Value		
01	186,600	700	0.13	182,900	0	370,200			
TOTAL	186,600	700	0.13	182,900	0	370,200			
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >		129.58	VAL per SQ Unit/Parcel >		129.58		

► Previous Assessments									
Year	LUC	Building	SFY\	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2022	01	186,600	700	0	182,900	0	370,200	370,200	
2021	01	143,000	0	0	181,700	0	324,700	324,700	
2020	01	137,400	0	0	181,700	0	319,100	319,100	
2019	01	137,400	0	0	181,700	0	319,100	319,100	
2018	01	113,400	0	0	125,600	0	239,000	239,000	
2017	01	113,400	0	0	125,600	0	239,000	239,000	

[illegible]

	Rate	Shares
	155.05	158,771
	27.91	11,866
	24.00	570
	3.00	600
	15.38	4,422
	23.26	20,844
		197,071

ons
ane tank and gas pipin
ane tank and gas line to
equipment with heat p
safe, electrical rough an
If interior renovations
CONCRETE STAIRS
AND INSTALL WINDOW

700

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted



Bristol, RI

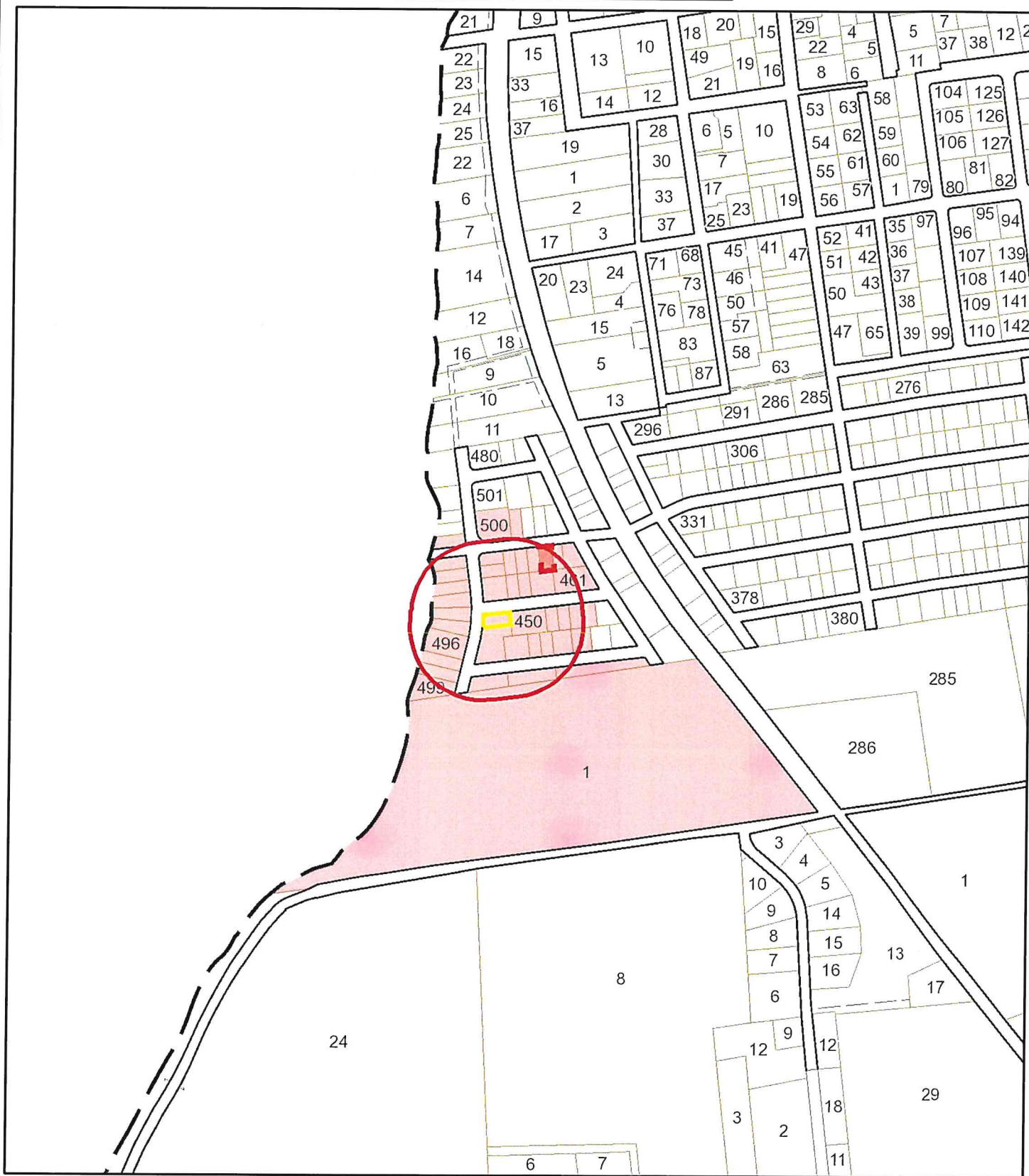


CAI Technologies
Precision Mapping. Geospatial Solutions.

February 14, 2023

1 inch = 562 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
February 14, 2023

Subject Property:

Parcel Number: 79-452
CAMA Number: 79-452
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C
TRUSTEES LILLIAN C LEESER FAMILY
TRUST
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

Abutters:

Parcel Number: 79-427
CAMA Number: 79-427
Property Address: LORING RD

Mailing Address: TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

Parcel Number: 79-429
CAMA Number: 79-429
Property Address: 6 MELROSE RD

Mailing Address: TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

Parcel Number: 79-430
CAMA Number: 79-430
Property Address: 2 MELROSE RD

Mailing Address: SPIRITO, JOSEPH A JR & JILL M
TRUSTEES
363 GREENVILLE ROAD
WEST YARMOUTH, MA 02673

Parcel Number: 79-433
CAMA Number: 79-433
Property Address: 7 MELROSE RD

Mailing Address: KENNEY, CHRISTOPHER P & KENNEY,
AWATIF TE
305 WAPPING RD
PORTSMOUTH, RI 02871

Parcel Number: 79-435
CAMA Number: 79-435
Property Address: 9 MELROSE RD

Mailing Address: MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

Parcel Number: 79-436
CAMA Number: 79-436
Property Address: 11 MELROSE RD

Mailing Address: SAVASTANO, SALVATORE L.
11 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-437
CAMA Number: 79-437
Property Address: 15 MELROSE RD

Mailing Address: TAYLOR, ASHLEY M.
15 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-438
CAMA Number: 79-438
Property Address: 17 MELROSE RD

Mailing Address: PACHECO, SUSAN A
17 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-444
CAMA Number: 79-444
Property Address: 14 FENMORE RD

Mailing Address: LACON, AMY & VINCENT TE
14 FENMORE RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-446
CAMA Number: 79-446
Property Address: 12 FENMORE RD

Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-
TRUSTEES JOSEPH T & JULIE B KRAPF
TRUST
12 FENMORE RD
BRISTOL, RI 02809

Parcel Number: 79-447
CAMA Number: 79-447
Property Address: FENMORE RD

Mailing Address: KRAPF, JOSEPH T & JULIE B, CO-
TRUSTEES JOSEPH T & JULIE B KRAPF
TRUST
12 FENMORE RD
BRISTOL, RI 02809

Parcel Number: 79-450
CAMA Number: 79-450
Property Address: FENMORE RD

Mailing Address: RINALDI, RICHARD L
80 Sherry Ave
BRISTOL, RI 02809

Parcel Number: 79-451
CAMA Number: 79-451
Property Address: 5 MELROSE RD

Mailing Address: RELLE, ROBERT E LIFE ESTATE &
TRUSTEE-ROBERT E RELLE LIV TRS
5 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-452
CAMA Number: 79-452
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C
TRUSTEES LILLIAN C LEESER FAMILY
TRUST
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

Parcel Number: 79-453
CAMA Number: 79-453
Property Address: 16 BROOKWOOD RD

Mailing Address: POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809

Parcel Number: 79-455
CAMA Number: 79-455
Property Address: FENMORE RD

Mailing Address: MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-456
CAMA Number: 79-456
Property Address: FENMORE RD

Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL
LEE TRUSTEES
9 FENMORE RD
BRISTOL, RI 02809

Parcel Number: 79-457
CAMA Number: 79-457
Property Address: 9 FENMORE RD

Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL
LEE TRUSTEES
9 FENMORE RD
BRISTOL, RI 02809

Parcel Number: 79-461
CAMA Number: 79-461
Property Address: 17 LORING RD

Mailing Address: SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-462
CAMA Number: 79-462
Property Address: LORING RD

Mailing Address: GORDON SACCHETTI, DIANE
15 LORING RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-463 CAMA Number: 79-463 Property Address: 15 LORING RD	Mailing Address: GORDON SACCHETTI, DIANE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-465 CAMA Number: 79-465 Property Address: 14 FALES RD	Mailing Address: BRAZ, GEORGE M. HILDA M. TE 14 FALES RD BRISTOL, RI 02809
Parcel Number: 79-466 CAMA Number: 79-466 Property Address: 12 FALES RD	Mailing Address: MARTIN, CARLA A TRUSTEE HEATHER A MARTIN IRREVOCABLE TRUST 270 NEWLAND AVE WOONSOCKET, RI 02895
Parcel Number: 79-467 CAMA Number: 79-467 Property Address: 10 FALES RD	Mailing Address: MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
Parcel Number: 79-468 CAMA Number: 79-468 Property Address: 18 BROOKWOOD RD	Mailing Address: TO, KING 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-469 CAMA Number: 79-469 Property Address: 20 BROOKWOOD RD	Mailing Address: FERREIRA, PAULA E. 52 JENNYS LANE BARRINGTON, RI 02806
Parcel Number: 79-470 CAMA Number: 79-470 Property Address: 11 FALES RD	Mailing Address: CONNELL, BYRON J & ROBIN D - TRUSTEES CONNELL FAMILY TRUST 60 OGDEM ST PROVIDENCE, RI 02906
Parcel Number: 79-488 CAMA Number: 79-488 Property Address: 3 FALES RD	Mailing Address: GRABOWSKI, PETER C & ELLEN M T TRUSTEES 4607 BENITO CT BRADENTON, FL 34211
Parcel Number: 79-489 CAMA Number: 79-489 Property Address: 4 FALES RD	Mailing Address: MELLOR, MICHAEL MELLOR, MARY C TE 403 W 1ST ST #202 S BOSTON, MA 02127
Parcel Number: 79-490 CAMA Number: 79-490 Property Address: 19 BROOKWOOD RD	Mailing Address: DECRESCENZO, ROBERT & KIMBERLY TRUSTTEES OF REVOC TRUST 34 HIGH RIDGE CL FRANKLIN, MA 02038
Parcel Number: 79-491 CAMA Number: 79-491 Property Address: 17 BROOKWOOD RD	Mailing Address: CRYAN, JOHN J & CRYAN, KAREN L TE 17 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-492 CAMA Number: 79-492 Property Address: 15 BROOKWOOD RD	Mailing Address: TROMP, THOMAS A & ZAMPARELLI, TIJA TE 13600 MARINA POINTE DR # 312 MARINA DEL RAY, CA 90292



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2/14/2023

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300 foot Abutters List Report

Bristol, RI
February 14, 2023

Parcel Number: 79-493 CAMA Number: 79-493 Property Address: 13 BROOKWOOD RD	Mailing Address: SCHULZE, ROBERT M. ET UX MICHELLE TREMBLY SCHULZE 18795 POLVERA DRIVE SAN DIEGO, CA 92128
Parcel Number: 79-494 CAMA Number: 79-494 Property Address: 11 BROOKWOOD RD	Mailing Address: COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-496 CAMA Number: 79-496 Property Address: 9 BROOKWOOD RD	Mailing Address: CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES 9 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-497 CAMA Number: 79-497 Property Address: 5 BROOKWOOD RD	Mailing Address: RIBEIRO, EDWARD R. HELENA TRUSTEES & EDWARD R & 5 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-498 CAMA Number: 79-498 Property Address: 3 BROOKWOOD RD	Mailing Address: CONNELL, BYRON J III & ROBIN D TRUSTEES 60 OGDEM ST PROVIDENCE, RI 02906
Parcel Number: 79-499 CAMA Number: 79-499 Property Address: 1 BROOKWOOD RD	Mailing Address: AGUIAR, JOSEPH G JR ETUX MARY P. HENRY AGUIAR JT 1 BROOKWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-500 CAMA Number: 79-500 Property Address: 26 BROOKWOOD RD	Mailing Address: TO, KING W. 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 81-1 CAMA Number: 81-1 Property Address: ASYLUM RD	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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2/14/2023

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AGUIAR, JOSEPH G JR ETUX
MARY P. HENRY AGUIAR JT
1 BROOKWOOD ROAD
BRISTOL, RI 02809

GRABOWSKI, PETER C & ELLE
4607 BENITO CT
BRADENTON, FL 34211

PACHECO, SUSAN A
17 MELROSE RD
BRISTOL, RI 02809

BRAZ, GEORGE M.
HILDA M. TE
14 FALES RD
BRISTOL, RI 02809

KENNEY, CHRISTOPHER P &
KENNEY, AWATIF TE
305 WAPPING RD
PORTSMOUTH, RI 02871

POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809

COHN, PETER S &
JUDITH C TE
11 BROOKWOOD RD
BRISTOL, RI 02809

KRAPF, JOSEPH T & JULIE B
JOSEPH T & JULIE B KRAPF
12 FENMORE RD
BRISTOL, RI 02809

RELLE, ROBERT E LIFE ESTA
TRUSTEE-ROBERT E RELLE LI
5 MELROSE RD
BRISTOL, RI 02809

CONNELL, BYRON J & ROBIN
CONNELL FAMILY TRUST
60 OGDEM ST
PROVIDENCE, RI 02906

KRUSHNOWSKI, ERIC JOHN &
9 FENMORE RD
BRISTOL, RI 02809

RIBEIRO, EDWARD R.
HELENA TRUSTEES & EDWARD
5 BROOKWOOD RD
BRISTOL, RI 02809

CONNELL, BYRON J III &
ROBIN D TRUSTEES
60 OGDEM ST
PROVIDENCE, RI 02906

LACON, AMY & VINCENT TE
14 FENMORE RD
BRISTOL, RI 02809

RINALDI, RICHARD L
80 Sherry Ave
BRISTOL, RI 02809

CRISAFULLI, SALVATORE A &
DEBORAH G. GREENLEAF TRUS
9 BROOKWOOD ROAD
BRISTOL, RI 02809

LEESER, DANIEL L & LILLIA
LILLIAN C LEESER FAMILY T
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

SAVASTANO, SALVATORE L.
11 MELROSE RD
BRISTOL, RI 02809

CRYAN, JOHN J &
CRYAN, KAREN L TE
17 BROOKWOOD RD
BRISTOL, RI 02809

MARTIN, CARLA A TRUSTEE
HEATHER A MARTIN IRREVOCA
270 NEWLAND AVE
WOONSOCKET, RI 02895

SCHULZE, ROBERT M. ET UX
MICHELLE TREMBLY SCHULZE
18795 POLVERA DRIVE
SAN DIEGO, CA 92128

DECRESCENZO, ROBERT & KIM
TRUSTTEES OF REVOC TRUST
34 HIGH RIDGE CL
FRANKLIN, MA 02038

MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

FERREIRA, PAULA E.
52 JENNYS LANE
BARRINGTON, RI 02806

MELLOR, MICHAEL
MELLOR, MARY C TE
403 W 1ST ST #202
S BOSTON, MA 02127

SPIRITO, JOSEPH A JR &
JILL M TRUSTEES
363 GREENVILLE ROAD
WEST YARMOUTH, MA 02673

GORDON SACCHETTI, DIANE
15 LORING RD
BRISTOL, RI 02809

MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

TAYLOR, ASHLEY M.
15 MELROSE RD
BRISTOL, RI 02809

TO, KING
26 BROOKWOOD RD
BRISTOL, RI 02809

TO, KING W.
26 BROOKWOOD RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TREMBLAY, MICHAEL P.
6 MELROSE ROAD
BRISTOL, RI 02809

TROMP, THOMAS A &
ZAMPARELLI, TIJA TE
13600 MARINA POINTE DR # 312
MARINA DEL RAY, CA 90292

2023 APR 27 AM 8:11

April 26 2023

Edward Tanner
Principal Planner/Zoning Officer
235 High Street
Bristol, Rhode Island 02809

Dear Mr. Tanner,

We have an application in front of the Zoning Board for a variance for our garage. During the initial Zoning Board meeting in March the matter got postponed until May. I would like to formally request that we further delay the conversation in front of the Zoning Board until June so we have a chance to meet with the Planning Board.

Thank you very much for your consideration.

Sincerely,

Lillian and Daniel Leeser
12 Brookwood Rd
Bristol, Rhode Island 02809



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-15**

APPLICANT: 73 Gooding Avenue, LLC

LOCATION: 73R Gooding Avenue

PLAT: 106 LOT: 63 ZONE: M

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Temporarily install two prefabricated relocatable shipping or storage containers on a commercial property.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on April 18, 2023. The TRC recommended approval of the request for a special use permit subject to conditions that the structures not be placed on concrete pads, as originally proposed, and that any approval be valid for no longer than two years. See attached memorandum from Diane Williamson.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting that the Board approve a special use permit to temporarily maintain two (2) metal storage / shipping containers on this property located on the northerly side of Gooding Avenue and the westerly side of Broadcommon Road. Lot 63 is a commercial/manufacturing property that is primarily undeveloped and is currently being utilized for employee parking and the storage of equipment associated with the neighboring property at 11 Broadcommon Road (see attached GIS map). These properties are occupied by Superior Comfort, Inc., an electrical and HVAC contractor. The applicant proposes to temporarily maintain two storage containers for use in storing supplies and materials for customers. These containers are currently located on the property. One container is 20 feet in length and the other is 40 feet in length. Each container is 8 feet in width and they have been modified to include overhead doors on their sides to provide access to interior portions of the container. The applicant proposes to locate each container at least six feet from property lines. Board members will notice that there are two additional storage containers on this property. These structures have apparently been at this location for a number of years.

The Zoning Ordinance permits the keeping of "prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers" as an accessory in the Manufacturing (M) zone only with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the proposed use is also subject to the four specific standards found in Section 28-150(i).

Edward M. Tanner, Zoning Officer

4/24/2023



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

April 25, 2023

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Special Use Permit for 73R Gooding Avenue**
Temporary installation of two prefabricated relocatable storage containers on property



The Technical Review Committee met on April 18, 2023 to review the above application and provide a recommendation to the Zoning Board.

The TRC discussed the fact that the containers are not easily seen from the street and the property is in a manufacturing zone and manufacturing use. During the applicant indicated that he intended to install concrete slabs to place the containers on; however, these containers are to be temporary, the TRC did not support the installation of the concrete slabs which might make them more permanent.

Based on the review, a motion was unanimously passed to recommend that the Zoning Board grant the Special Use Permit subject to a condition that the units not be placed on concrete slabs.

Thank You.



73R Gooding Avenue

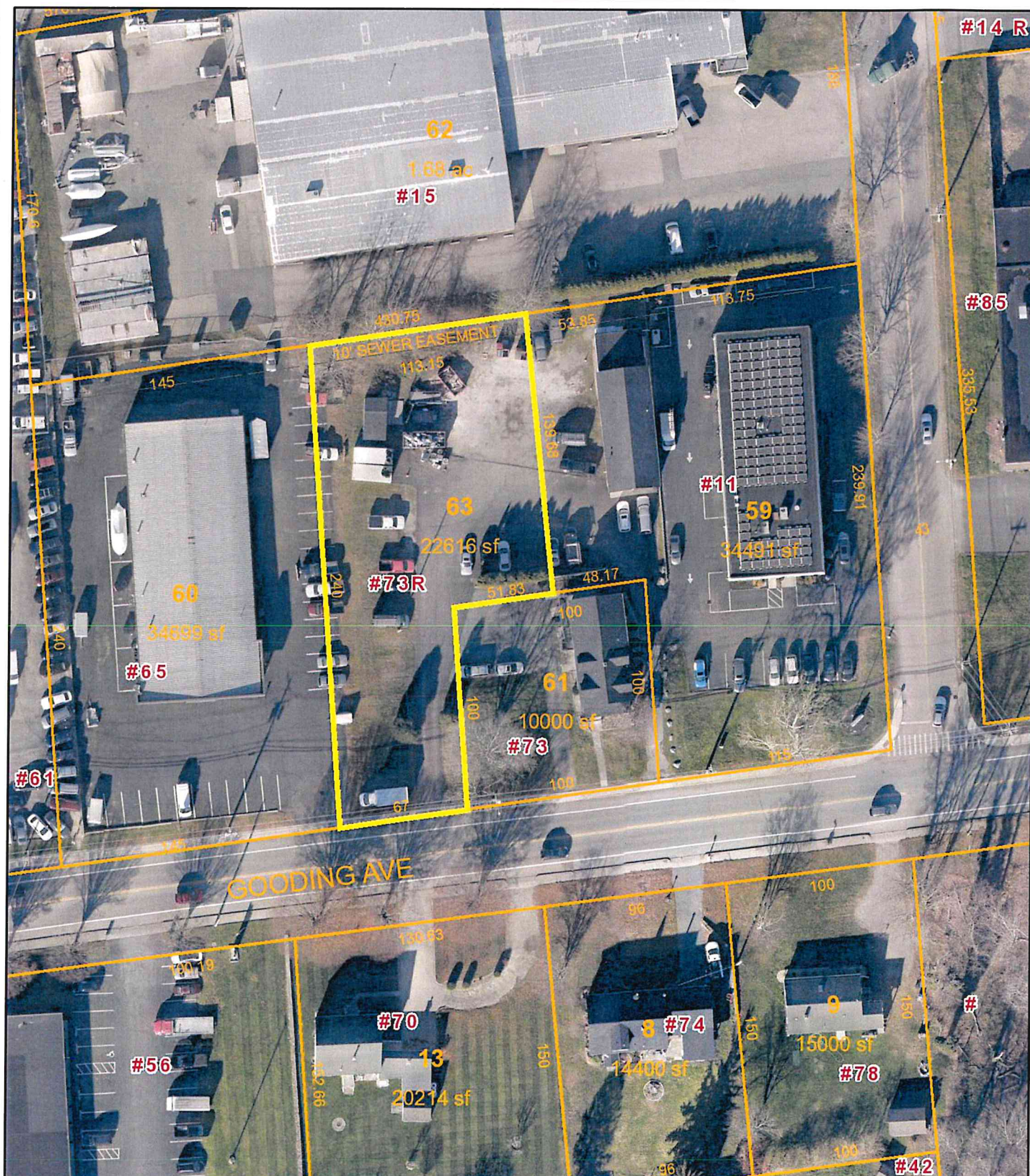
Bristol, RI

1 inch = 70 Feet



April 26, 2023

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.









SKYU

264249

2

22G1

MAX. GROSS

TARE

NET

CU. CAP.

30,480 KGS.
67,200 LBS.
2,000 KGS.
4,410 LBS.
28,480 KGS.
62,790 LBS.
33.2 CU.M.
1,170 CU.FT.



CIMC









Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-16

APPLICANT: Frank J., Robin A., and Brandon Paulino
 LOCATION: 52 Thompson Avenue
 PLAT: 22 LOT: 119 ZONE: R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 20ft. x 26ft. two story addition to the rear of an existing single-family dwelling and to convert the structure into a two-family dwelling with less than the required left side yard and less than the required lot area per dwelling unit.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a 20ft x 26ft. addition to the rear of an existing single-family dwelling at this property located on the easterly side of Thompson Avenue. This property is a nonconforming 8,535 square foot lot with a lot width of 50 feet. The property is improved with an existing single-family dwelling and a detached accessory garage. The applicant proposes to construct a two-story addition to the rear of the existing dwelling and convert the structure into a two-family dwelling. The proposed layout of the dwelling would be modified such that the first floor would consist of one dwelling unit and the second floor would be a separate second unit. As proposed, the new rear addition would be located approximately five feet from the left side property lines. The zoning ordinance requires a minimum 10 foot side yard setback for principal structures on a nonconforming lot with 50 feet of lot width (see Section 28-221(a)(2)b.). In additional, the zoning ordinance requires a minimum 10,000 square feet of lot area per dwelling unit in the R-10 zoning district. Thus, the proposed two-family dwelling requires a minimum of 20,000 square feet of lot area.

The applicants are proposing this addition to create a second dwelling unit for use by family members. The owners of the property are Frank and Robin Paulino, who currently reside in the dwelling and will occupy the proposed first floor unit. Their son is Brandon Paulino and he will reside in the proposed second floor unit.

 4/25/2023
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-17**

APPLICANT: Jesse James / 477 Hope Street, LLC
 LOCATION: 477 Hope Street
 PLAT: 9 LOT: 52 ZONE: D

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a third floor living area expansion, including raised exterior wall heights and altered roof pitch, with less than the required rear yard.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a third floor expansion to the existing mixed-use structure at this property located on the westerly side of Hope Street. This property is a nonconforming lot of approximately 2,700 square feet, and the existing structure covers the entire parcel. The existing structure on this parcel contains first floor commercial space, a second floor consisting of four one-bedroom residential dwelling units, and third floor unfinished attic space. The applicant proposes to increase wall heights and adjust the roof pitch of the structure to allow for additional living space on the third floor. The existing roof peak will reportedly not be changes, but the pitch of the roof will be lessened to accommodate the increased wall heights. The proposed second and third floor configuration would keep four individual dwelling units, but each would be expanded to have increased living space and a second bedroom.

This property is located within the Downtown (D) zoning district. There are no minimum front or side yard setbacks in the D zone. However, there is a minimum 10 foot rear yard setback in the D zone. As this building occupies the entire lot, the proposed wall extension and rising roof pitch within the rear 10 foot portion of the structure requires dimensional relief as it would occur within the rear yard setback.

This property is also located within the Bristol Historic District Overlay zoning district. Thus, any exterior alterations require approval from the Bristol Historic District Commission (HDC). The HDC has reviewed the proposed building expansion plans and approved the design at their March 2023 meeting.

 4/26/2023
 Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island *Zoning Board of Review*

STAFF REPORT FOR:

FILE NO. **2023-18**

APPLICANT: Fair Wind Properties, LLC
 LOCATION: 1 Coggeshall Avenue
 PLAT: 147 LOT: 50 ZONE: R-10

APPLICANT IS REQUESTING A USE VARIANCE AND DIMENSIONAL VARIANCES TO:

Demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures.

COMPREHENSIVE PLAN REVIEW:

As this application is for a use variance, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on April 18, 2023. The TRC recommended approval of the request for a use variance and dimensional variances. See attached memorandum from Diane Williamson.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a use variance to demolish and rebuild two residential structures at this property located on the easterly side of Coggeshall Avenue and the southerly side of Narrows Road. This property is nonconforming by dimension as it contains approximately 8,500 square feet of land area. The property is also nonconforming by use as it is improved with two principal residential structures. Section 28-141 of the zoning ordinance prohibits more than one principal residential structure on a lot. These nonconforming uses and dimensions are legal as they predate Bristol's zoning ordinance (see attached Zoning Certificate). Section 28-218 regulates structures that are legal nonconforming by use and prohibits their expansion or enlargement in most cases. Thus, the applicant is requesting a use variance to alter the existing structures.

The site is currently improved with a single-family cottage structure (identified at 1 Coggeshall Avenue) located at the northerly end of the lot facing Narrows Road. A two-family structure (identified as 5-7 Coggeshall Avenue) is located further to the south along the Coggeshall Avenue property line. In fact, according to the property line survey, a portion of this structure is located over the property line, within a portion of the street right of way. Both of these structures are reportedly in disrepair, and the two-family structure has been condemned by the Building Official as its foundation is deteriorated and the Town's street is being undermined. This property is also encumbered by a private right of way along the easterly side of the lot extending from Narrows Road to the abutting landlocked property, lot 80, to the east.

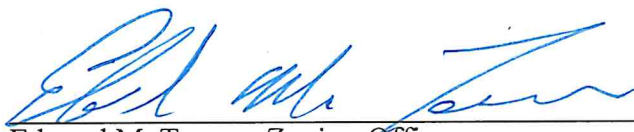
The applicant proposes to demolish both of the existing structures on this property and to rebuild them at similar locations and dimensions. The existing single-family cottage measures 32'x39' and consists of one story with loft attic space above. This structure is located between 0.35 and 2.65 feet from the front property lines at Narrows Road and Coggeshall Avenue. The applicant proposes to replace this structure with a new single-family cottage having the same footprint as existing, but with a modified design including a covered front porch, a three foot higher roof peak, and roof dormers to allow

additional living space in the second floor loft area. The proposed cottage footprint will also be adjusted from the existing footprint so that the structure is "squared off" and located entirely on the applicant's property. The structure would be located approximately one foot from the westerly Coggeshall Avenue front property line, two feet from the northerly Narrows Road front property line, and approximately 15 feet from the easterly rear property line.

The existing two-family structure measures 32' x 72' and also consists of one story with loft attic space above. The applicant proposes to replace this structure with a new two-family structure having the same footprint as existing, but with a modified design including a covered front porch, a three foot higher roof peak, and roof dormers to allow additional living space in the second floor loft area. The proposed two-family structure will also be moved back away from Coggeshall Avenue so that the entire structure, including the front porch roof overhang, will be located on the applicant's property. Thus, the two family structure would have a foundation that is located approximately 6 feet from the front property line at Coggeshall Avenue to accommodate the five foot wide front porch and one foot for the roof overhang. The rear of the structure would be located approximately 15 feet from the easterly rear property line.

In addition to dimensional setback relief for front and rear yards, this application was advertised as needing a variance for lot coverage by structures. Using the applicant's proposed building dimensions, and lot area data from the survey plan, I have calculated the proposed lot coverage by structures to be 39.9 percent. The zoning ordinance permits a maximum lot coverage by structures of 40 percent for legal nonconforming single lots of record per Section 28-221(a)(2)b. Thus, I do not believe that a lot coverage by structures variance is required.

I have reached out to the applicant and requested that they submit additional plans with more detailed information on proposed building locations setback dimensions. This information will be forwarded to zoning board members when received or will be submitted for consideration at the May 1st public hearing.

 4/26/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

April 25, 2023

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Use Variance and Dimensional variances for 1 Coggeshall Avenue**

The Technical Review Committee met on April 18, 2023 to review the above application and provide a recommendation to the Zoning Board.

The TRC discussed the fact that the proposal will not increase the density of the property and will eliminate a blighted condition with existing unsafe and uninhabitable dwellings.

Based on the review, a motion was unanimously passed to recommend that the Zoning Board grant the Use Variance and Dimensional Variances.

Thank You.



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

February 10, 2023

ZONING CERTIFICATE
1 COGGESHALL AVENUE, ASSESSOR'S PLAT 147, LOT 50
BRISTOL, RHODE ISLAND

TO: Whom It May Concern

According to Tax Assessor's records, the property referenced above is currently owned by Ricardo J. and Robert Amaral. This property is located on the easterly side of Coggeshall Avenue and the southerly side of Narrows Road within the Residential R-10 zoning district. Lot 50 contains approximately 8,835 square feet of land area and was created in its current configuration in 1922 via recorded deed. This property is currently improved with two residential structures. The northerly most of these structures is a single-family dwelling that was reportedly constructed in approximately 1940. The southerly most structure contains two dwelling units and was also reportedly constructed in approximately 1940. A review of tax assessor records indicates that the structures on this property have contained three residential dwelling units since at least the late 1950's.

Single-family and two-family residential dwellings are a permitted use in the R-10 zoning district. However, Bristol's zoning ordinance prohibits more than one principal residential structure on a lot. In addition, the zoning ordinance requires a minimum 30 foot front and rear yard setback, as well as a minimum lot area of 10,000 square feet per dwelling unit in the R-10 zone. As the existence of the two residential structures in their present locations, and their use containing three dwelling units predates Bristol's Zoning Ordinance, this property is considered legal nonconforming by use and legal nonconforming by dimension.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Building Department
Tax Assessor

Ed Tanner

From: Eileen Merkle eileenmerkle@gmail.com
Sent: Monday, April 17, 2023 4:53 PM
To: Ed Tanner
Subject: 1 Coggeshall Avenue

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

We recently purchased the house at 15 Coggeshall Avenue and have been hoping that the situation with these homes would be remedied since we live in proximity to them. We 100% support any and all variances necessary to get these buildings demolished and new buildings constructed. They are in such poor shape and an eyesore for the neighborhood. Additionally, the homes, particularly the multi family home, is more than likely a home to many animals/rodents with the ground being open and other parts of the house being accessible. Please say yes and grant the variances needed to get this property redeveloped. It is absolutely necessary for the good of the neighborhood.

Thank you!

Jeff & Eileen Merkle



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2023-19**

APPLICANT: Eric L. and Ruthann DeLong
LOCATION: 120 Peck Avenue
PLAT: 61 LOT: 17 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 22ft. x 22ft. accessory garage structure with less than the required front yard.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variances to construct a 22ft x 22ft. accessory garage structure at this property located on the southerly side of Peck Avenue. This property is a nonconforming 9,338 square foot lot with a rather long but narrow configuration. The property is improved with an existing single-family dwelling and attached one car garage. The applicant proposes to construct a new detached garage and driveway on the westerly portion of the property. The proposed garage would conform to the size requirements for an accessory structure in a residential zoning district, but it would be located partially within the front yard setback. As proposed, the garage would be located 23.6 feet from the front property line at Peck Avenue. The zoning ordinance requires a minimum 30 foot front yard in the R-10 zone. The proposed garage would conform to the minimum six foot side and rear yard setbacks for accessory structures per Section 28-142(d). The applicant is also proposing a new driveway to access the proposed garage structure. The new driveway would require a "curb cut permit" from the Town Council and Department of Public Works.

 4/26/2023
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-15

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 1, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: 73 Gooding Avenue, LLC

PROPERTY OWNER: 73 Gooding Avenue, LLC

LOCATION: 73R Gooding Avenue

PLAT: 106 LOT: 63

ZONE: Manufacturing (M)

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to temporarily install two
pre-fabricated relocatable storage or shipping containers on a commercial property.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

APPLICATION

File No: **2023-15**

Accepted by ZEO: **EMT 4/4/2023**

APPLICANT	Name: <u>Jacob Ledsworth</u>		
	Address: <u>15 Wendy Dr</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-396-9171</u>	Email: <u>JacobL@superiorcomfortinc.net</u>	
PROPERTY OWNER	Name: <u>73 Gooding LLC</u>		
	Address: <u>73 Gooding Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-864-2553</u>	Email: <u>JacobL@superiorcomfortinc.net</u>	

1. Location of subject property: 73R Gooding Ave
 Assessor's Plat(s) #: 106 Lot(s) #: 63
2. Zoning district in which property is located: Commercial (M)
3. Zoning Approval(s) required (check all that apply):
☐ Dimensional Variance(s) ☒ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): Sec 28-150
 Use Variance Section(s): _____
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: Purchased 6/27/18
7. Present use of property: Parking + Storage
8. Is there a building on the property at present?: yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 21' x 12'
252 sq ft
10. Proposed use of property: storage + parking for
Business at 11 Broadcommon

11. Give extent of proposed alterations: install 1 (2) storage containers
for temporary storage
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): none
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|-------------------------|-------------------------|
| Front lot line(s): | Required Setback: _____ | Proposed Setback: _____ |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: _____ Before _____ After
14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: yes (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: yes Sewer: yes
17. Is the property located in the Bristol Historic District or is it an individually listed property?: no
18. Is the property located in a flood zone? no If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

Property Owner's Signature: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

Dear Zoning Board

We are looking for a special use permit to add storage containers to property at 73R Gooding Ave located in the commercial area of Bristol , Superior Comfort Inc currently uses this space for storage & employee parking. Due to continued struggles with the supply chain we are finding the need to order more job materials months in advance to ensure we have material when needed to serve our local customer base. Currently we have run out of space in our buildings and are looking to add temporary storage. Please consider granting this request.

Thank You
Jacob Ledsworth

2023 MAR 31 PM 1:07
COLUMBIA COUNTY DEV.

COMMON RD

#19

#14

#14 R

50.5

#8

335.53

43

576.15

431.15

186

62

1.68 ac

#15

170.6

430.75

113.75

10' SEWER EASEMENT

53.85

145

113.15

8' 20' 40'

139.68

58

179 sf

#61

60 #65

34699 sf

63

22616 sf

#73 R

#11

59

34491 sf

239.91

240

240

51.83

48.17

61

10000 sf

#73

100

115

67

145

GOODING AVE

145

96

100

130.63

100.19

99.81

#56

152.66

13 #70

20214 sf

#74

8

14400 sf

150

9

15000 sf

#78

100

96

35.64

135.23

221.71

143.86

#37

120.59

3.75

117.44

36

15634 sf

#42

87.05

▶ Bristol

▶ 73R GOODING AVE

Card 1 of 1



▶ Plat/Lot 106 63

▶ Account: 5815

Zone M

▶ Assessment

\$247,000

NORTHEAST
REVALUATION GROUP LLC

▶ Owner

▶ Owner Account #:		% Owned
Owner 1	73 GOODING AVE, LLC	
Owner 2		
Owner 3		
Address 11 BROADCOMMON RD, Unit STE A, BRISTOL, RI 02809		

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
11 BROADCOMMON, LLC	06/27/2018	160,000	1945-243	L	W
GOODING AVE VENTURES	06/18/2004	0	1129-95		W
GOMES, ABILIO L. ET UX	05/18/2004	300,000	1120-1		W

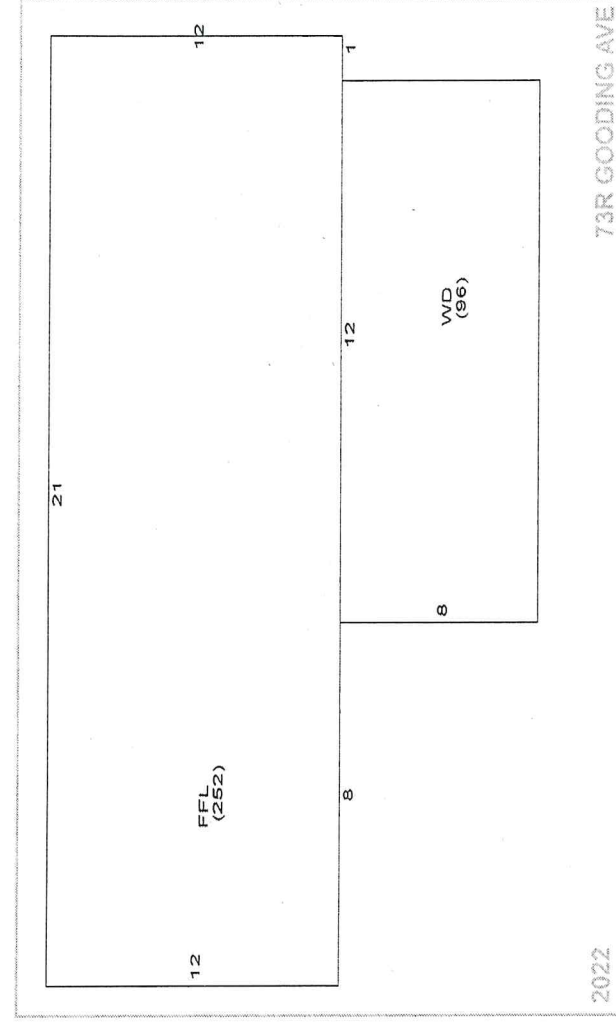
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	38,900	0	0.52	208,100	0	247,000
TOTAL	38,900	0	0.52	208,100	0	247,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 709.77 VAL per SQ Unit/Parcel > 709.77

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	38,900	0	1	208,100	0	247,000	247,000
2021	01	21,400	0	1	171,500	0	192,900	192,900
2020	01	21,400	0	1	171,500	0	192,900	192,900
2019	01	21,400	0	1	171,500	0	192,900	192,900
2018	06	18,800	0	1	166,100	0	184,900	184,900
2017	06	118,400	0	1	168,800	0	287,200	287,200



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.22957	AC	P	1.00	528,000	718,299	D							164,900		1.00	1.00	0
2 01 Single Fam	0.28962	AC	R	0.25	528,000	149,161	D							43,200		1.00	1.00	0
3																		
4																		

Print Date = 4/11/2023 Printed By = Counter

Year ID: 2022

Disclaimer - This information is believed to be correct, but is subject to change and is not warrantee

Item 4B.

► Bristol

► 73R GOODING AVE

Card 1 of 1

► Plat/Lot 106 63

► Account: 5815

LUC 01

Zone M

► Assessment

\$247,000



► Building Information

Description		Description
BLDG Type	Cottage	1 Story
RES Units	1	COM Units
Foundation	Concrete	BMT Floor
Frame 1	Wood	Frame 2
EXT Wall 1	Wood Shnal	EXT Wall 2
Roof Type 1	Gable	Roof Type 2
Roof Cover 1	Asphalt Shir	Roof Cover 2
INT Wall 1	Drywall	INT Wall 2
Floors 1	Hardwood	Floors 2
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel	Electric	Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceill HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

► Other Factors

Grade	Q5	Q5	Flood Hazard
Year Built	1965	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Other Featrs
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total

► Depreciation

Code	Description	%
Condition	AV	AV - Average
Functional	-	0.0
Economic	04	04 - C/I Infl
Special	-	0.0
OV	-	-
		41.5
		Total Depreciation % >
		38,926

► Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	

► Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	1	0
2			U
3			
4			
Totals	1	1	0

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	252	252	330.49	83,283
WD	WOOD DECK	96	0	19.13	1,836
Total		348	252		85,119

► Notes

Visit History	
Date	Result
7/16/2021	REVIEW
9/7/2018	REVIEW
8/21/2018	MEASURED
7/16/2008	MEASURE
7/16/2008	LISTED



73R Gooding Avenue - 300' Radius

Bristol, RI

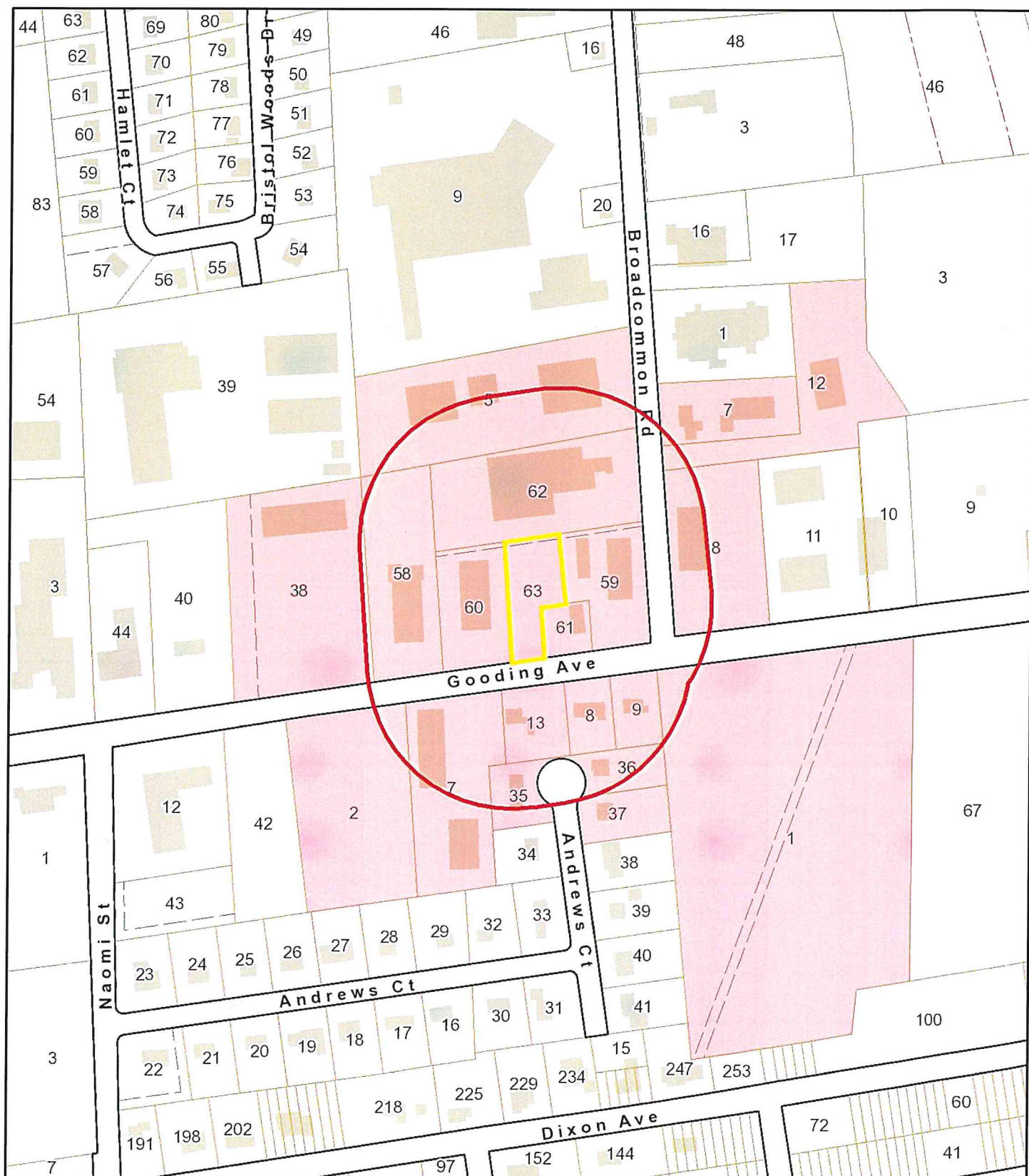


April 10, 2023

1 inch = 281 Feet

www.cai-tech.com

0 281 562 843



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Abutters:

Parcel Number: 106-38
CAMA Number: 106-38
Property Address: 47 GOODING AVE FRONT

Mailing Address: THE CMC FAMILY Ltd PARTNERSHIP
C/O 50 BERRY LN
BRISTOL, RI 02809

Parcel Number: 106-5
CAMA Number: 106-5
Property Address: 19 BROADCOMMON RD

Mailing Address: RHOLENTY, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 106-58
CAMA Number: 106-58
Property Address: 61 GOODING AVE

Mailing Address: PLAYA LINDA ASSOCIATES, LLC C/O
JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

Parcel Number: 106-59
CAMA Number: 106-59
Property Address: 11 BROADCOMMON RD

Mailing Address: 11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-60
CAMA Number: 106-60
Property Address: 65 GOODING AVE

Mailing Address: SOUZA, FREDRICK D & SANDRA
65 GOODING AVE
BRISTOL, RI 02809

Parcel Number: 106-61
CAMA Number: 106-61
Property Address: 73 GOODING AVE

Mailing Address: CINIGLIO, EILEEN M. LE REM-
CLEMENS, RAYONA
11 BROADCOMMON RD PMB 216
BRISTOL, RI 02809

Parcel Number: 106-62
CAMA Number: 106-62
Property Address: 15 BROADCOMMON RD

Mailing Address: GLANVILLE REAL ESTATE, LLC
15 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Parcel Number: 111-1
CAMA Number: 111-1
Property Address: GOODING AVE

Mailing Address: D & M BOCA DEVELOPMENT LLC
92 FAUNCE CORNER RD SUITE 160
NORTH DARTMOUTH, MA 02747

Parcel Number: 111-13
CAMA Number: 111-13
Property Address: 70 GOODING AVE

Mailing Address: LEITAO, MARIA L. LIFE ESTATE WEST,
SHERRY A. & LEITAO, ERI
70 GOODING AVENUE
BRISTOL, RI 02809



www.cai-tech.com

4/10/2023

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Page 1 of 2



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 111-2	Mailing Address: WHELAN, JOSEPH D & JOHN P
CAMA Number: 111-2	C/O WHELAN KINDER & SIKET LLP 30
Property Address: GOODING AVE	KENNEDY PLAZA STE 400
	PROVIDENCE, RI 02903
Parcel Number: 111-35	Mailing Address: FERREIRA, ALAN & MEGAN TE
CAMA Number: 111-35	37 ANDREWS CT
Property Address: 37 ANDREWS CT	BRISTOL, RI 02809
Parcel Number: 111-36	Mailing Address: BOTELHO, MARIA I (SOLE OWNER)
CAMA Number: 111-36	35 ANDREWS CT
Property Address: 42 ANDREWS CT	BRISTOL, RI 02809
Parcel Number: 111-37	Mailing Address: REINHART II, MARK
CAMA Number: 111-37	38 ANDREWS CT
Property Address: 38 ANDREWS CT	BRISTOL, RI 02809
Parcel Number: 111-7	Mailing Address: JCCC, LLC
CAMA Number: 111-7	PO BOX 210
Property Address: 56 GOODING AVE	BRISTOL, RI 02809
Parcel Number: 111-8	Mailing Address: ZINA, WAYNE
CAMA Number: 111-8	74 GOODING AVE
Property Address: 74 GOODING AVE	BRISTOL, RI 02809
Parcel Number: 111-9	Mailing Address: SIMONS, JEFFREY J
CAMA Number: 111-9	78 GOODING AVE
Property Address: 78 GOODING AVE	BRISTOL, RI 02809
Parcel Number: 98-12	Mailing Address: GALILEAN PROPERTIES, LLC.
CAMA Number: 98-12	985 OCEAN DRIVE
Property Address: 14 R BROADCOMMON RD	CAPE MAY, NJ 08204
Parcel Number: 98-7	Mailing Address: MANCIERI, MARY LOU TRUSTEE MARY
CAMA Number: 98-7	LOU MANCIERI TRUST
Property Address: 14 BROADCOMMON RD	14 BROADCOMMON RD STE 1
	BRISTOL, RI 02809
Parcel Number: 98-8	Mailing Address: 85 GOODING AVE, LLC
CAMA Number: 98-8	85 GOODING AVE
Property Address: 85 GOODING AVE	BRISTOL, RI 02809



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4/10/2023

Page 2 of 2

11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

LEITAO, MARIA L. LIFE EST
WEST, SHERRY A. & LEITAO,
70 GOODING AVENUE
BRISTOL, RI 02809

73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE
A
BRISTOL, RI 02809

MANCIERI, MARY LOU TRUSTE
MARY LOU MANCIERI TRUST
14 BROADCOMMON RD
STE 1
BRISTOL, RI 02809

85 GOODING AVE, LLC
85 GOODING AVE
BRISTOL, RI 02809

PLAYA LINDA ASSOCIATES, L
C/O JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

BOTELHO, MARIA I
(SOLE OWNER)
35 ANDREWS CT
BRISTOL, RI 02809

REINHART II, MARK
38 ANDREWS CT
BRISTOL, RI 02809

CINIGLIO, EILEEN M. LE
REM-CLEMENS, RAYONA
11 BROADCOMMON RD PMB 216
BRISTOL, RI 02809

RHOLENTY, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

D & M BOCA DEVELOPMENT LL
92 FAUNCE CORNER RD SUITE
160
NORTH DARTMOUTH, MA 02747

SIMONS, JEFFREY J
78 GOODING AVE
BRISTOL, RI 02809

FERREIRA, ALAN &
MEGAN TE
37 ANDREWS CT
BRISTOL, RI 02809

SOUZA, FREDRICK D & SANDR
65 GOODING AVE
BRISTOL, RI 02809

GALILEAN PROPERTIES, LLC.
985 OCEAN DRIVE
CAPE MAY, NJ 08204

THE CMC FAMILY Ltd PARTNE
C/O 50 BERRY LN
BRISTOL, RI 02809

GLANVILLE REAL ESTATE, LL
15 BROADCOMMON RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & JOHN P
C/O WHELAN KINDER & SIKET LLP
30 KENNEDY PLAZA STE 400
PROVIDENCE, RI 02903

JCCC, LLC
PO BOX 210
BRISTOL, RI 02809

ZINA, WAYNE
74 GOODING AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-16

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 1, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Frank J., Robin A., and Brandon Paulino

PROPERTY OWNER: Frank J., Robin A. Paulino

LOCATION: 52 Thompson Avenue

PLAT: 22 LOT: 119

ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 20ft. x 26ft. two story addition to the rear of an existing single-family dwelling and to convert the structure into a two-family dwelling with less than the required left side yard and less than the required lot area per dwelling unit.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

APPLICATION

File No: **2023-16**Accepted by ZEO: **ECVT 4/6/2023**

APPLICANT	Name:	Frank, Robin, Brandon Paulino		
	Address:	52 Thompson Ave		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	401-241-2551	Email:	too1tulad@yahoo.com
PROPERTY OWNER	Name:	Frank + Robin Paulino		
	Address:	52 Thompson Ave		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	401-241-2551	Email:	too1tulad@yahoo.com

- Location of subject property: 52 Thompson Ave
Assessor's Plat(s) #: 22 Lot(s) #: 119
- Zoning district in which property is located: R-10
- Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): Rear left and required lot area
Special Use Permit Section(s): _____
Use Variance Section(s): _____
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: 29
- Present use of property: Single family home
- Is there a building on the property at present?: Yes
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
31' long x 19'8" wide x 30' high 1050 ft
- Proposed use of property: Two family home

11. Give extent of proposed alterations: Create 2 family home w/ single floor living layouts per unit. Alteration being built off rear of existing home extending it by 26' long x 20' w

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 26' long by 20' w by 30' 4" high

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: <u>10'</u>	Proposed Setback: <u>4.9'</u>
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: <u>30' 4"</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: 20,000 ft Proposed: 8535 ft

13. Number of families before/after proposed alterations: 1 Before 2 After existing 8% coverage 18% coverage

14. Have you submitted plans for the above alterations to the Building Official? NO
 If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: ✓ Sewer: ✓

17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO

18. Is the property located in a flood zone? NO If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: B. K. P. C. Date: 4/6/2023

Print Name: _____

Property Owner's Signature: Robin Paulino Date: 4/6/2023

Print Name: _____

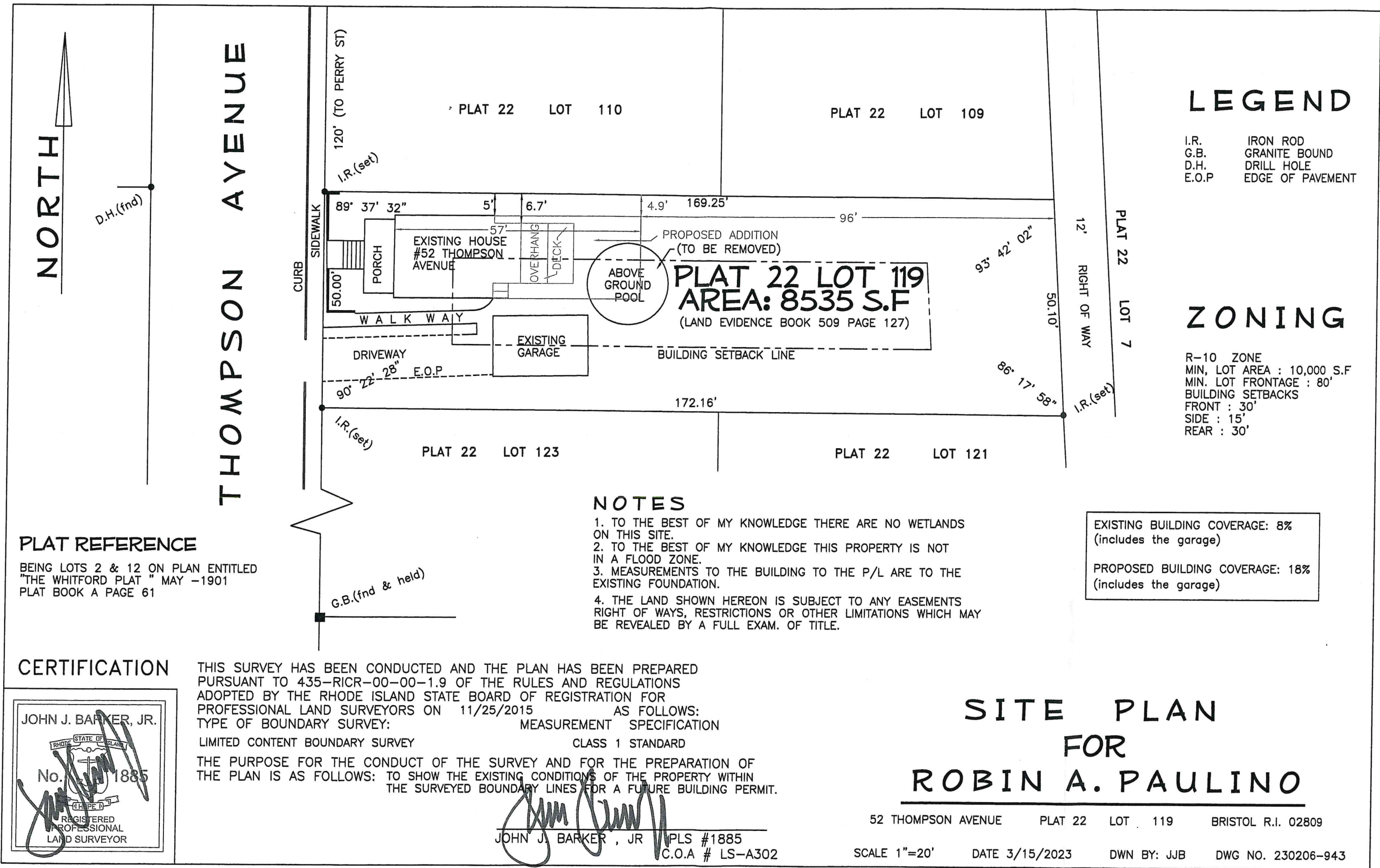
Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

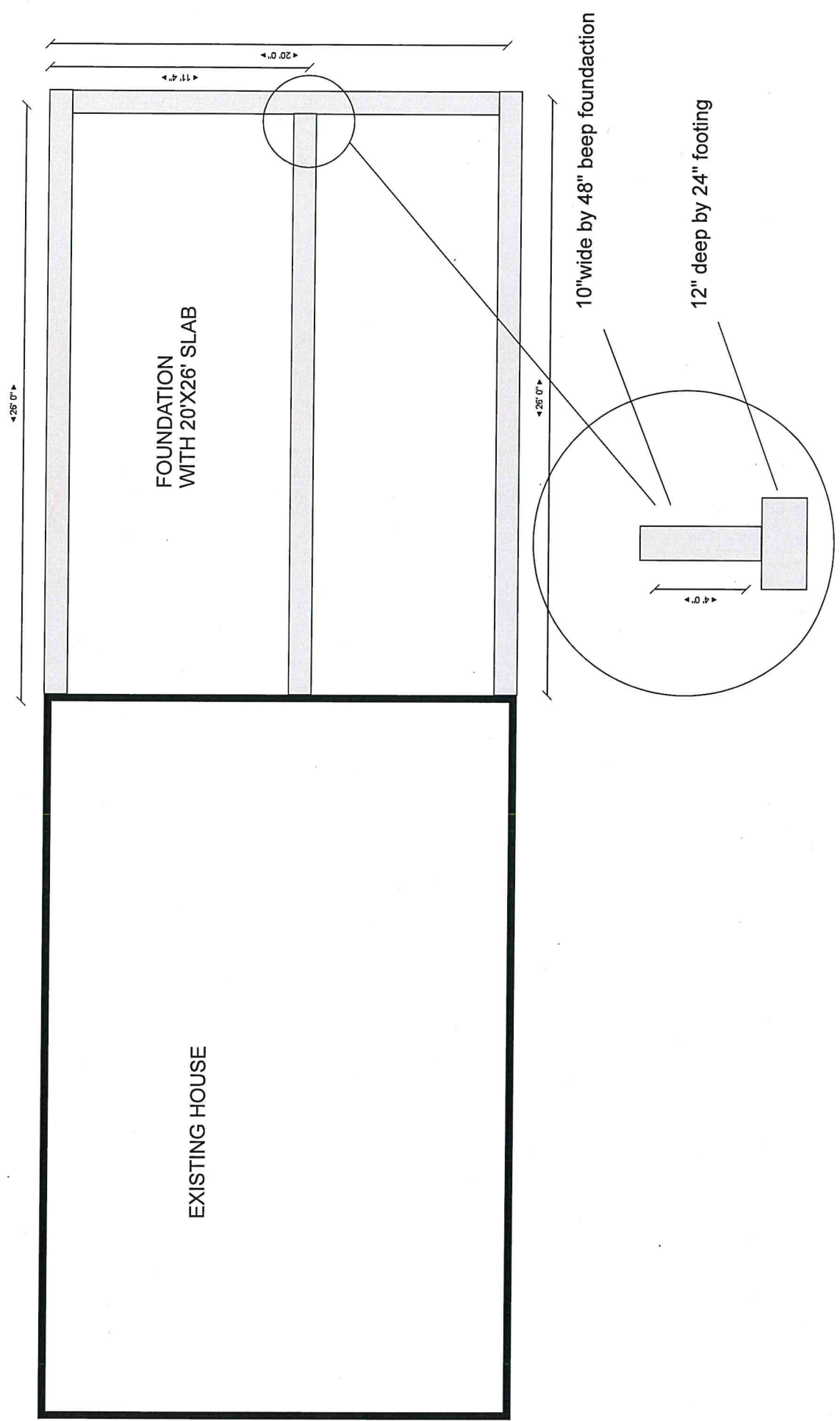
Name: _____ Telephone #: _____

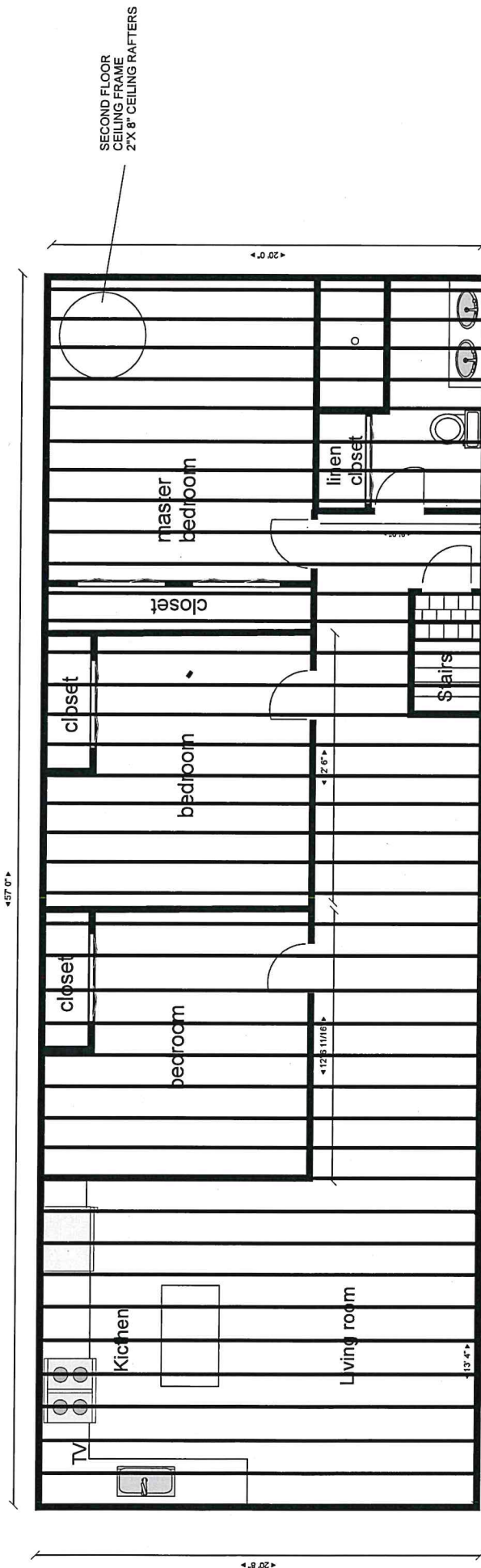
Address: _____

Greetings all, my name is Brandon Paulino and I am requesting a dimensional variance for a proposed addition on my parents and I's home. The goal is to create a two-family home for them to live on the first floor, removing stairs from their daily lives as my father is elderly handicapped and creating a space for myself to live on the second floor to be able to be close with them and take care of the property. We understand the town's requirements but request this for an easier life for our family allowing us to be together yet have our own living spaces. The street is filled with about 80% multi-family homes so it will fit right in with the neighborhood. The addition would be coming off the rear of the home, extending it to 26' long and meeting the existing width of 20'. The rear left variance we are requesting is not close to our neighbors' homes, but we have a proposed left side lot line of 4.9'. The addition allows for a fresh renovation to an old home that needs to be updated in many ways. Being able to keep this home in the family and bring us closer together is all we ask. I would like my parents to be able to spend their time together in a new home and not worry about the daily homeowner obstacles. Doing this allows my mother to be able to take care of my father as she's getting closer to retirement and myself to take care of all the daily needs that come with owning a home. Thank you for listening and thank you for your time.

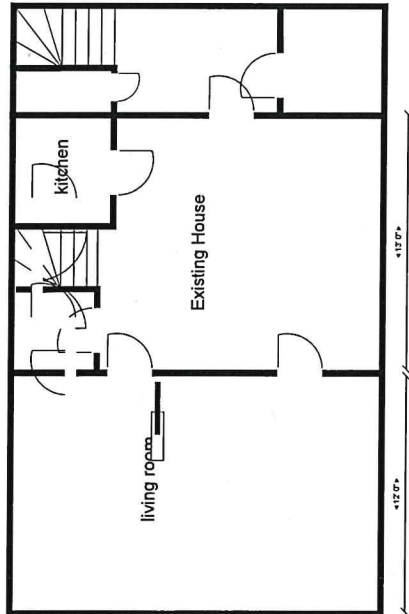
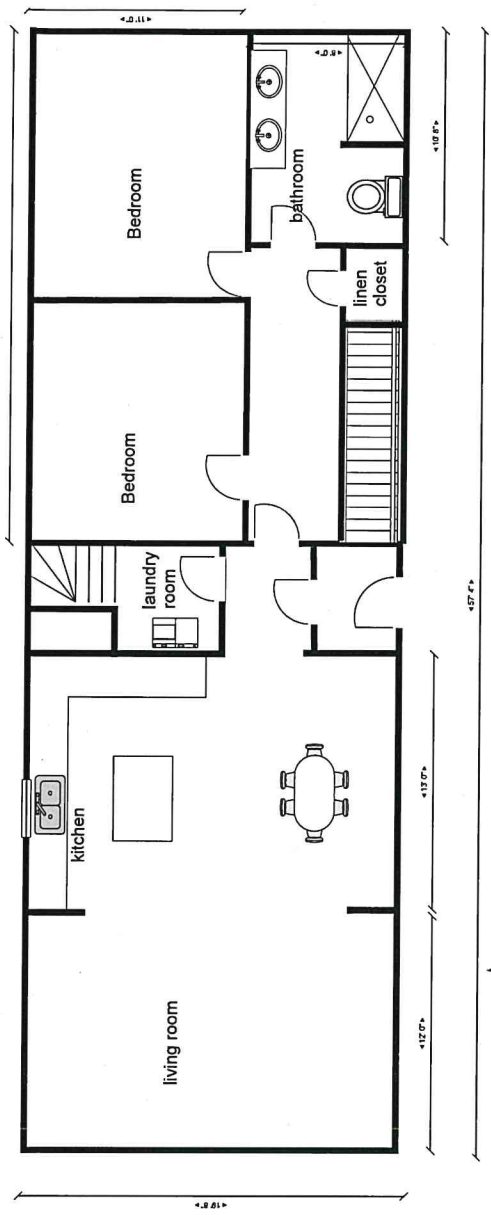
Brandon, Robin & Frank Paulino



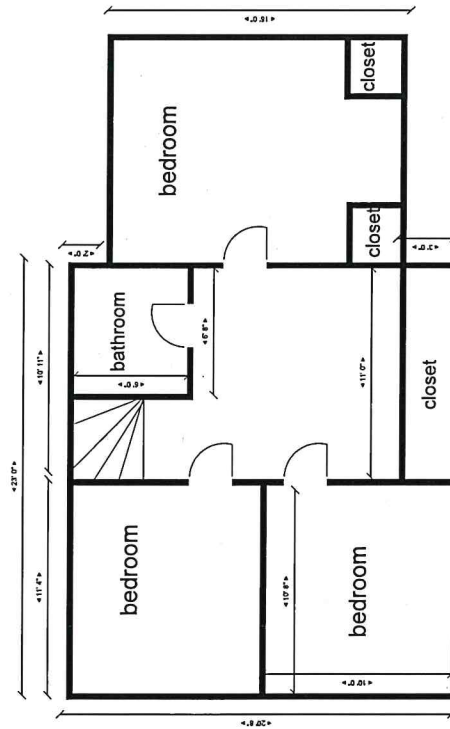
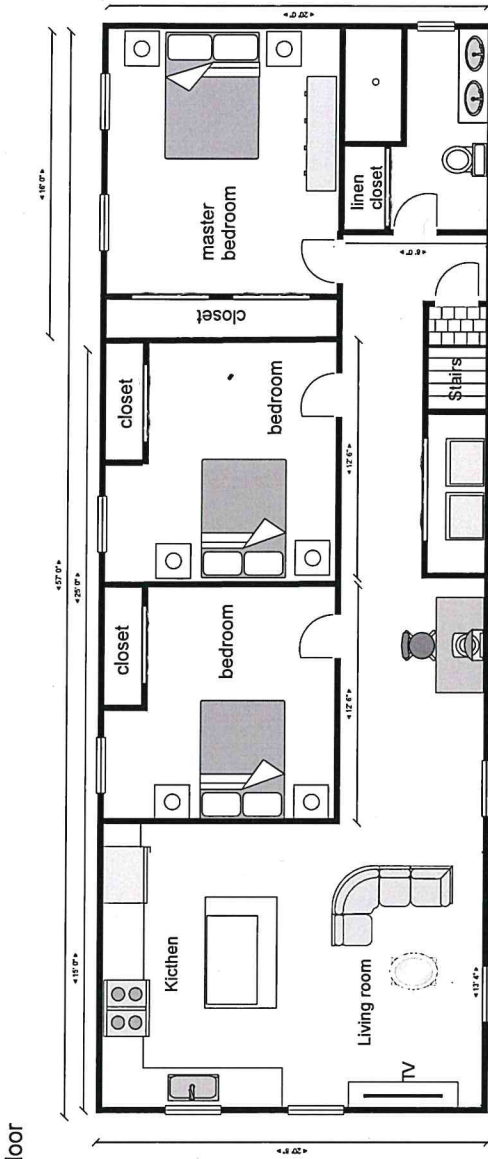


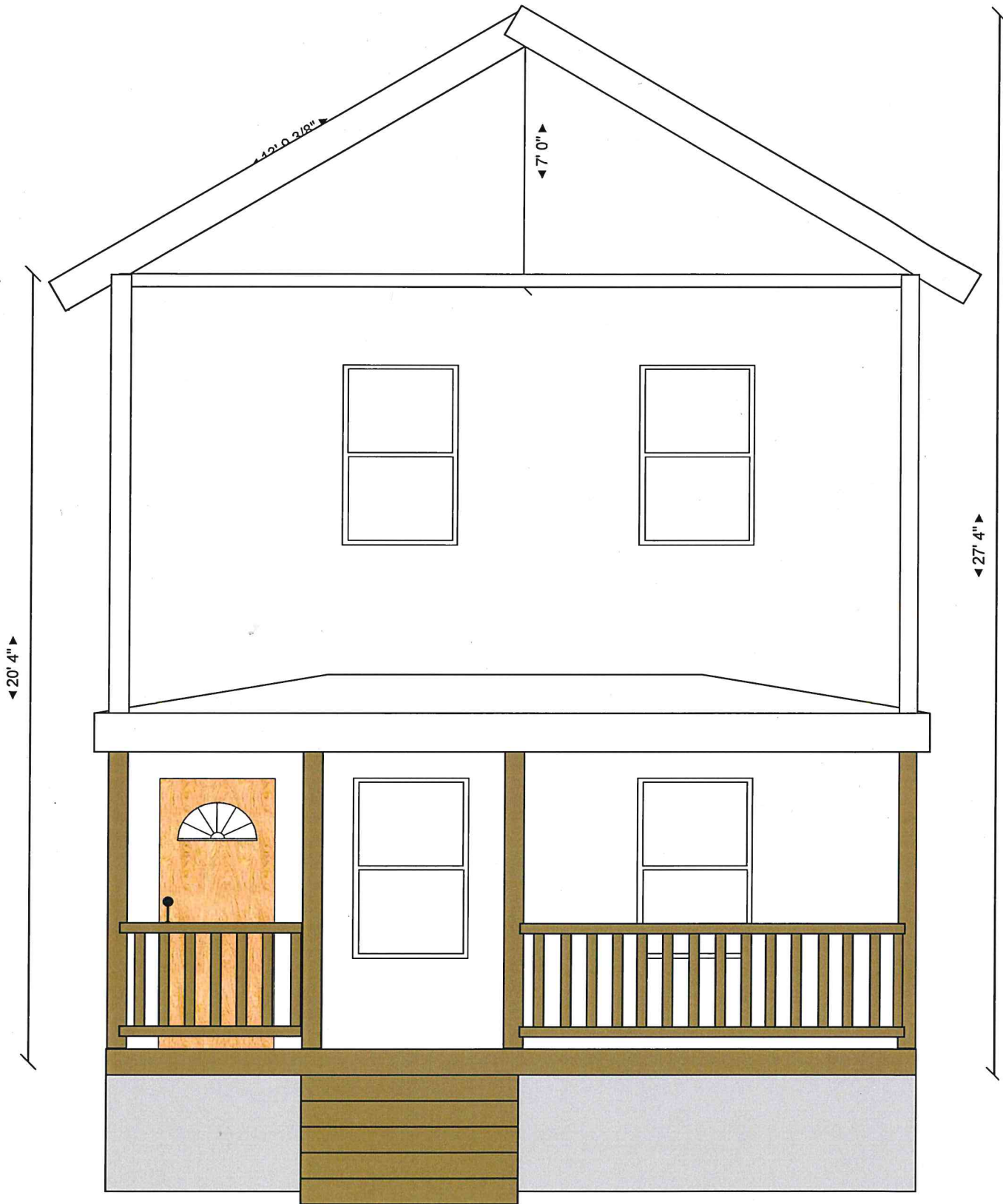


1st floor



2 floor





BACH OF HOUSE

All exterior walls are to be done in 2x6 construction
ceiling rafters will be 2x8 and roof rafters 2x10 with 2x6 cross brace
this is for the addition part

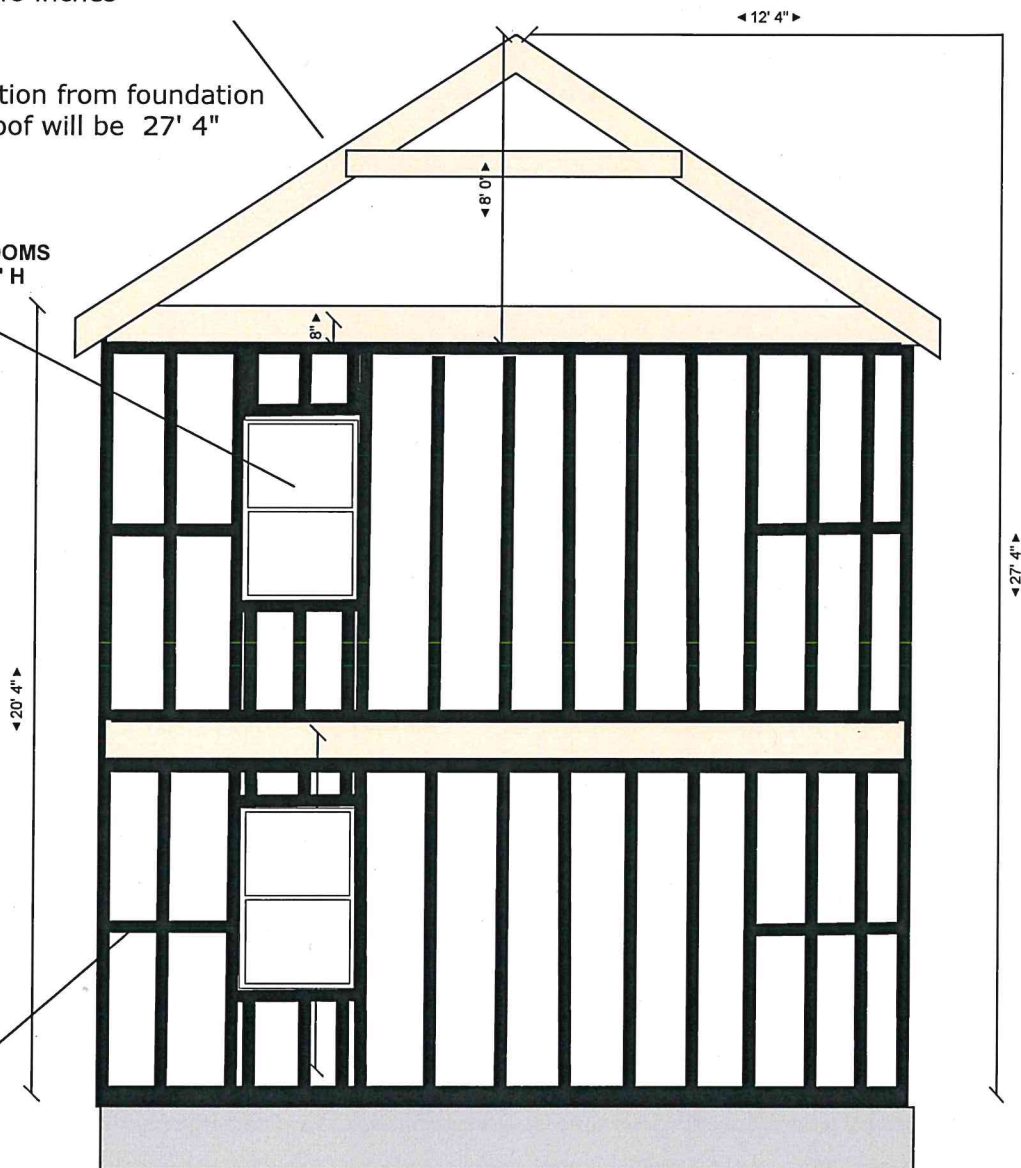
On the existing house, we will be extending wall on the second floor the meet height of the addition so the roof can carry through all the same height so we will be extending it up 48 inches

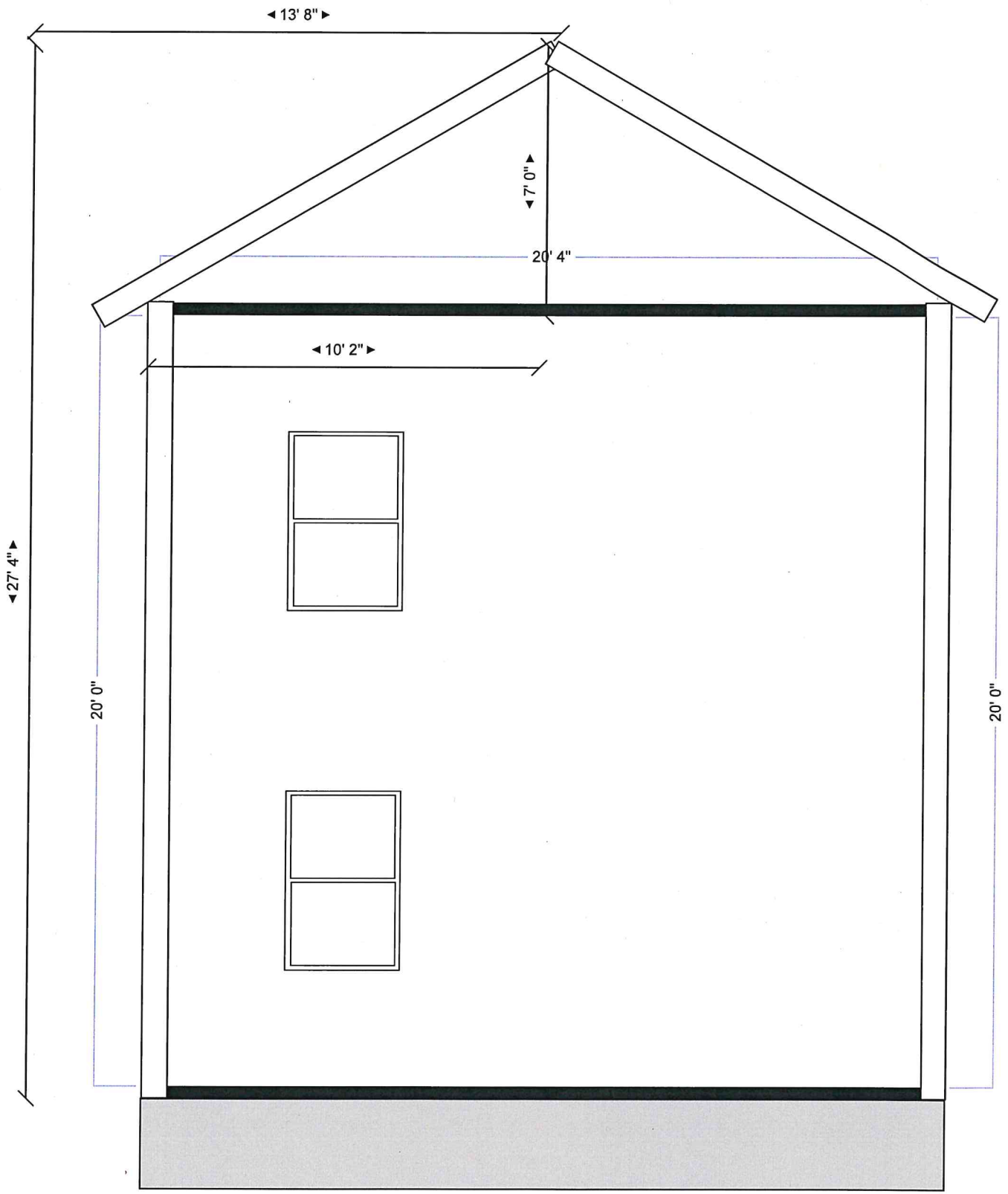
Total height of addition from foundation up to peak of the roof will be 27' 4"

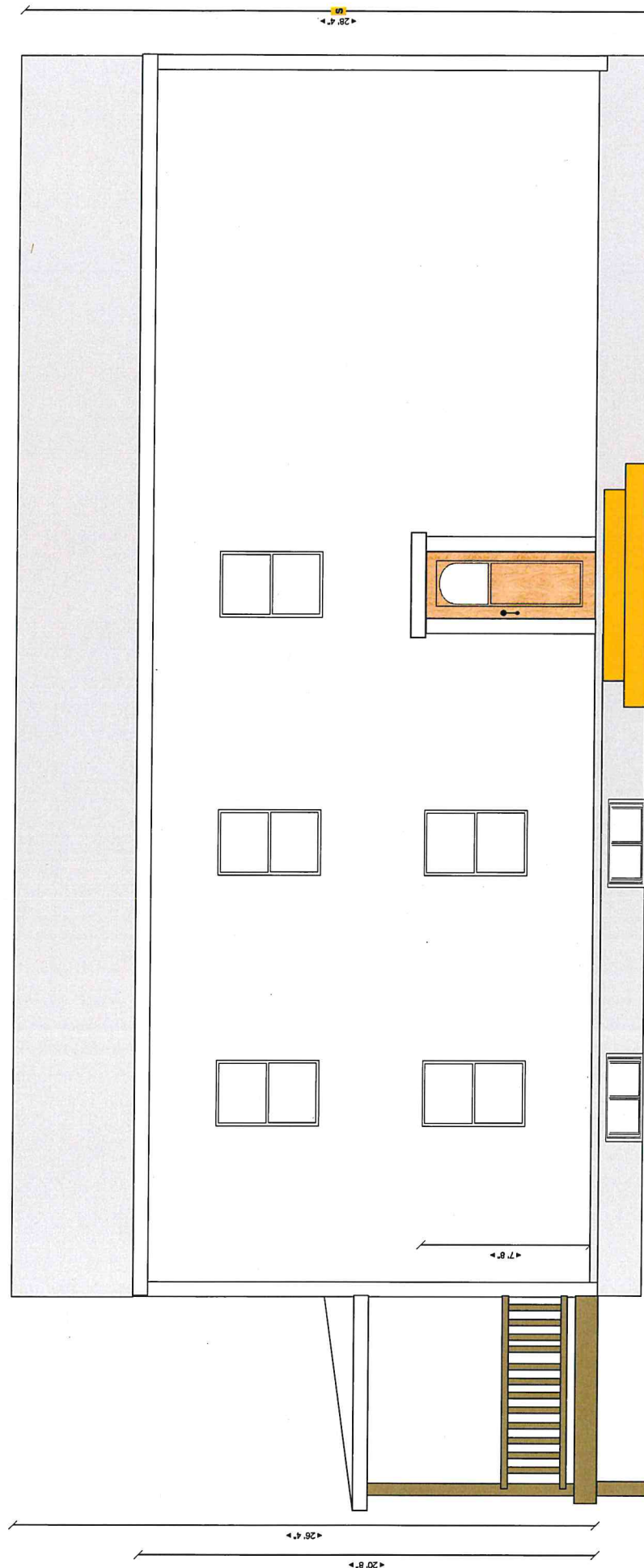
**WINDOWS TO BEDROOMS
WILL BE 36" W BY 60" H**

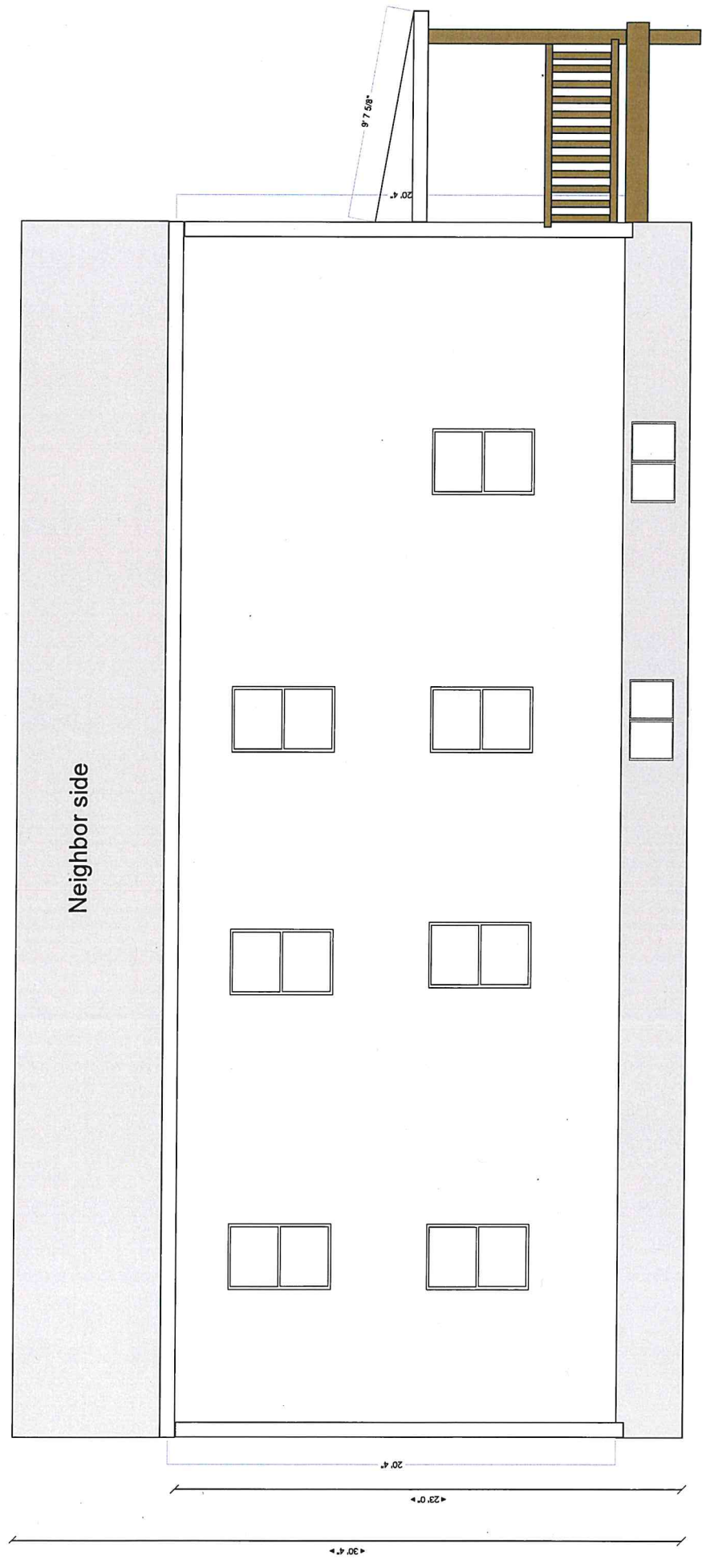
INSULATION:
R21 ON THE WALLS
R38 ON CEILING

**HIGH WIND APPENDIX AA IS TO BE
USED ON EVERY CORNER OF
INLAW APARTMENT, 4' IN FROM
EACH CORNER**









► Bristol

► 52 THOMPSON AVE

Card 1 of 1



► Plat/Lot 22 119

► Account: 1593

LUC 01

Zone R-10

► Assessment

\$300,500

► Owner

► Owner Account #:

Owner 1	PAULINO, FRANK J. ET UX	% Owned
Owner 2	ROBIN A. PAULINO TE	0.00
Owner 3		0.00
Address	52 THOMPSON AVENUE, BRISTOL, RI 02809-0000	

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
PRINCIPE, SADIE A.	03/01/1994	0	509-127		
PRINCIPE, SADIE A.	08/24/1988	0	328-102		Q
PRENDA, JOSEPH	08/24/1988	0	328-101		
PRENDA, BALBINA V.	09/20/1983	0	247-504		
PRENDA, ERNEST	01/01/1962	0	146-396		

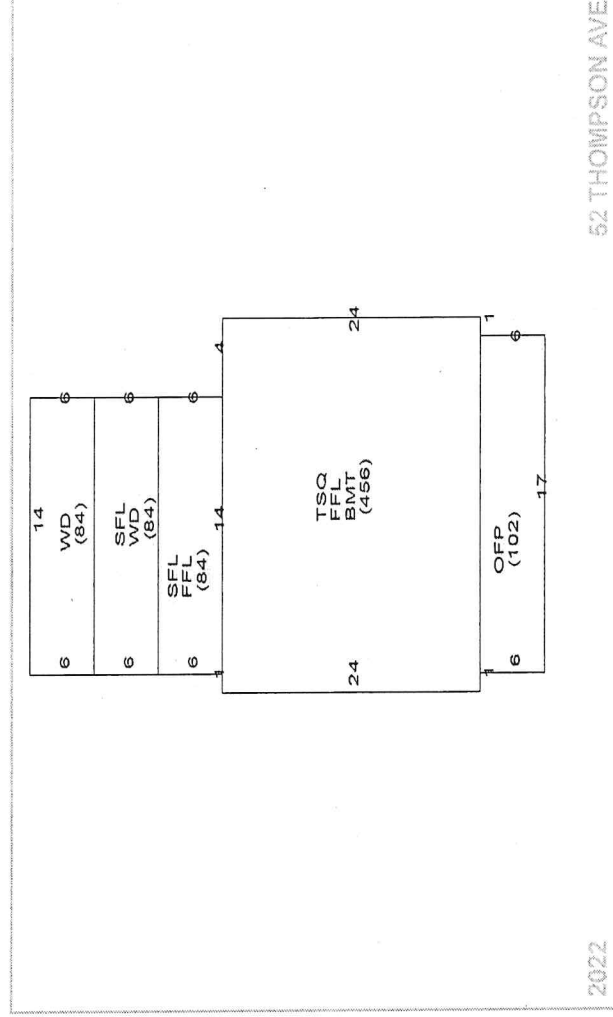
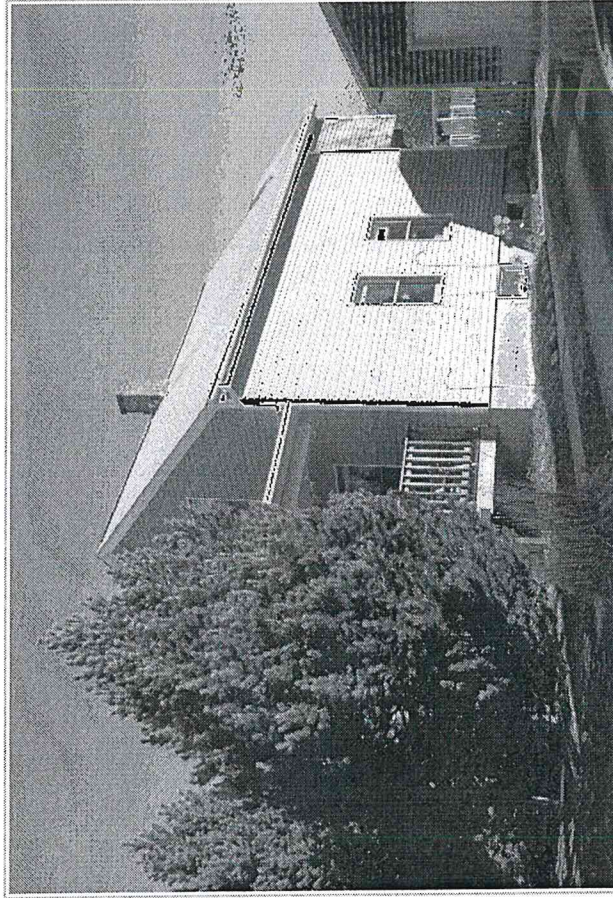
► Assessment

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value
01	146,600	13,800	0.20	140,100	0	300,500
TOTAL	146,600	13,800	0.20	140,100	0	300,500

Source > Mkt Adj Cost VAL per SQ Unit/Card > 169.20 VAL per SQ Unit/Parcel > 169.20

► Previous Assessments

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	146,600	13,800	0	140,100	0	300,500	300,500
2021	01	111,900	13,800	0	125,000	0	250,700	250,700
2020	01	111,900	13,800	0	125,000	0	250,700	250,700
2019	01	111,900	13,800	0	125,000	0	250,700	250,700
2018	01	90,600	12,100	0	117,100	0	219,800	219,800
2017	01	90,600	12,100	0	117,100	0	219,800	219,800



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 Single Fam	0.19594	AC	P	1.00	910,000	715,015	J							140,100			1.00	0
2																		
3																		
4																		

NORTHEAST
REVALUATION GROUP LLC

Plat/Lot 22 119

Account: 1593

LUC 01

Zone R-10

Assessment

\$300,500

Building Information

Description	Story Height	1 3/4 Story	Finishes
BLDG Type	Convention	1	0
RES Units	COM Units	BMT Floor	Concrete
Foundation	Concrete	Frame 2	%
EXT Wall 1	Wood	EXT Wall 2	%
Roof Type 1	Vinyl Siding	Roof Type 2	%
Roof Cover 1	Gable	Roof Cover 2	%
INT Wall 1	Asphalt Shire	INT Wall 2	%
Floors 1	Plaster	Floors 2	%
BMT Garages	Carpet	Floors 2	%
Plumbing		Color	
Insulation		Electrical	
Heat Fuel	Oil	INT vs EXT	
# Heat Sys		Heat Type	BB Hot Water
% Solar HW		% Heated	100
% COM Wall		% A/C	
Ceil HGHT		% Vacuum	
Parking Type		Ceiling Type	
EXT View		% Sprinkled	

Other Factors

Grade	Q4	Q4	EFF Year	Alt %	0.00
Year Built	1900	EFF Year	Alt %	0.00	
Alt LUC					
Depreciation					
Condition	AV	AV - Average	35.0		
Functional			0.0		
Economic			0.0		
Special			0.0		
OV					
Bas \$/SQ	142.00				
Size Adj	1.26				
Constr Adj	1.00				
Adj \$/SQ	178.51				
Other Feats	21,000				
Grade Fac	1.00				
Neigh Infl	1.00				
Land Factor	1.00				
Adj Total	225,514				
Depreciation	78,930				
Depr Total	146,584				
Total Depreciation %	> 35.0				

Remodeling History

Complex	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				

Condo Data

Complex	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				
Complex				
Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
03/21/2014	B37567		BLDG	0		Closed	INSTALL VINYL SIDING AND TRIM
04/01/2008	B27986		BLDG	0		Closed	DEMOLISH EXISTING SHED AND CONSTRUCT A NEW 16 X 22 GARAGE WITH
06/13/1994	B37198		BLDG	0		Closed	CONSTRUCT SHED 8 X 10
04/05/1994	B27795		BLDG	0		Closed	REPLACE PORCH DECK & RE-ROOF HOUSE

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	22	16	352	3	AV	1900	13,800
2	A/G Pool	1	Y	1			254	0	AV	2000	0
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	3
2			U
3			
4			
Totals	1	5	3

Notes

LOT 0118 DROPPED INTO THIS LOT 04/08 bk 1439 326- NEW GARAGE ADDED 12/08 EAS



52 Thompson Avenue - 300' Radius

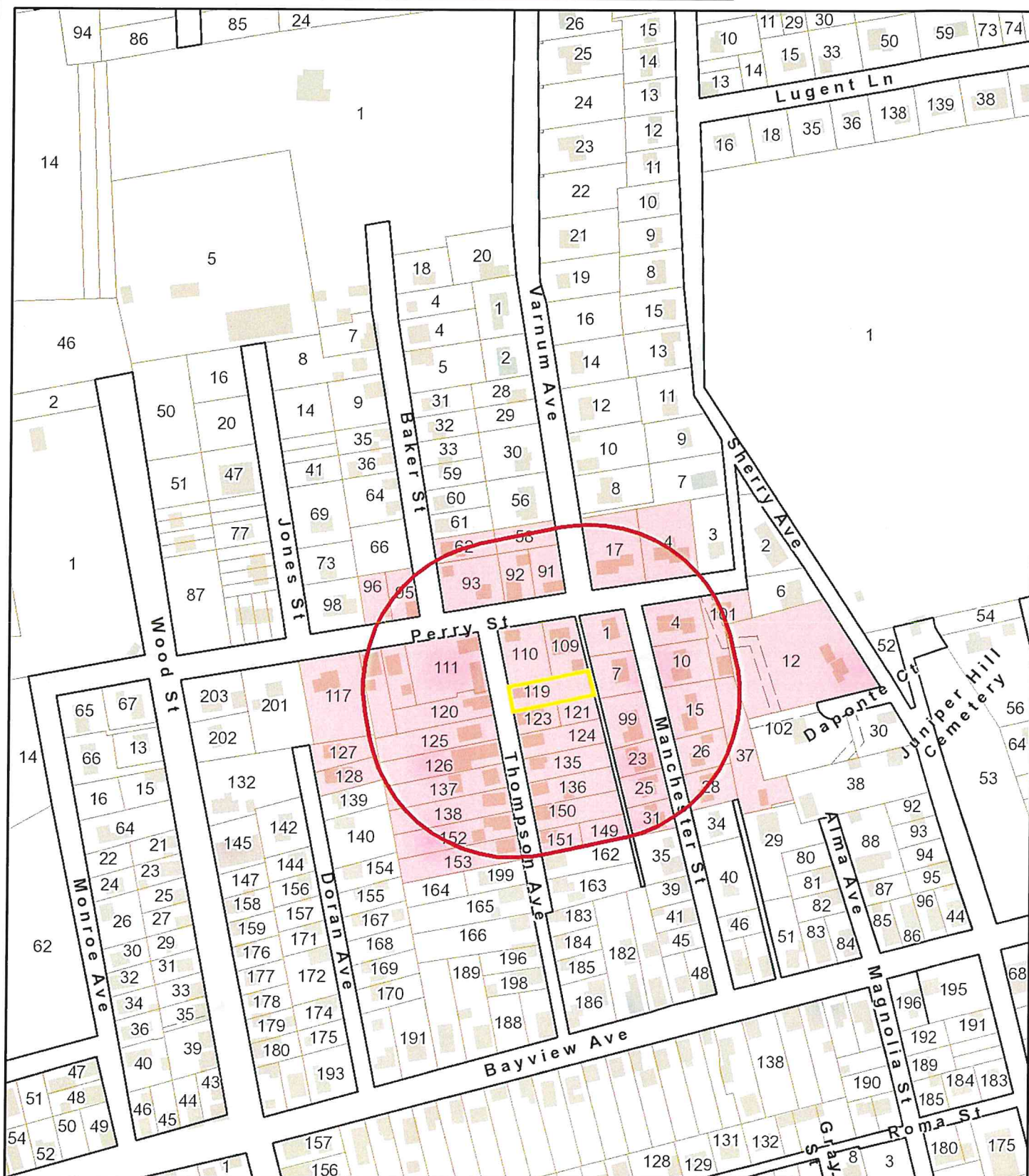
Bristol, RI



April 10, 2023

1 inch = 281 Feet

www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 22-119
CAMA Number: 22-119
Property Address: 52 THOMPSON AVE

Mailing Address: PAULINO, FRANK J. ET UX ROBIN A.
PAULINO TE
52 THOMPSON AVENUE
BRISTOL, RI 02809

Abutters:

Parcel Number: 22-109
CAMA Number: 22-109
Property Address: 84 PERRY ST

Mailing Address: DUMAS, MOIRA D & NICOLE G TE
6 LAFAYETTE DR
BRISTOL, RI 02809

Parcel Number: 22-110
CAMA Number: 22-110
Property Address: 56 THOMPSON AVE

Mailing Address: DELEMOS, OSCAR I LISA M TE
56 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-111
CAMA Number: 22-111
Property Address: 55 THOMPSON AVE

Mailing Address: DE LUCCA, MARGARET TRUSTEE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-114
CAMA Number: 22-114
Property Address: 74 PERRY ST

Mailing Address: FENSTER, GARY & ZACHARY TC
80 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 22-115
CAMA Number: 22-115
Property Address: 72 PERRY ST

Mailing Address: DE LIMA, JORGE M ET UX MARIA P TE
72 PERRY ST
BRISTOL, RI 02809

Parcel Number: 22-117
CAMA Number: 22-117
Property Address: 66 PERRY ST

Mailing Address: PEREIRA, JOSE G & MARIA J -
TRUSTEES PEREIRA TRUST
192 UNDERWOOD ST
FALL RIVER, MA 02720

Parcel Number: 22-119
CAMA Number: 22-119
Property Address: 52 THOMPSON AVE

Mailing Address: PAULINO, FRANK J. ET UX ROBIN A.
PAULINO TE
52 THOMPSON AVENUE
BRISTOL, RI 02809

Parcel Number: 22-120
CAMA Number: 22-120
Property Address: 47 THOMPSON AVE

Mailing Address: GARDINER ESTATE MGT, LLC
5 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 22-121
CAMA Number: 22-121
Property Address: THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-123
CAMA Number: 22-123
Property Address: 50 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809



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4/10/2023

Page 1 of 4



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 22-124
CAMA Number: 22-124
Property Address: 46 THOMPSON AVE

Mailing Address: MCCARTHY, MARIAN R
46 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-125
CAMA Number: 22-125
Property Address: 45 THOMPSON AVE

Mailing Address: RIBEIRO, JOSE F & PAULA M TE
45 THOMPSON AVE
BRISTOL, RI 02809

Parcel Number: 22-126
CAMA Number: 22-126
Property Address: 43 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-127
CAMA Number: 22-127
Property Address: 24 DORAN AVE

Mailing Address: LYNCH, DENIS A & TINA J TE
24 DORAN AVE
BRISTOL, RI 02809

Parcel Number: 22-128
CAMA Number: 22-128
Property Address: 22 DORAN AVE

Mailing Address: GILES, TARA KATHLEEN JT
22 DORAN AVE
BRISTOL, RI 02809

Parcel Number: 22-135
CAMA Number: 22-135
Property Address: 42 THOMPSON AVE

Mailing Address: PEIXOTO ANTONIO S
532 METACOM AVE.
BRISTOL, RI 02809

Parcel Number: 22-136
CAMA Number: 22-136
Property Address: 38 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-137
CAMA Number: 22-137
Property Address: 41 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-138
CAMA Number: 22-138
Property Address: 39 THOMPSON AVE

Mailing Address: MONIZ, MANUEL EDITE M. MONIZ
1117 HOPE ST
BRISTOL, RI 02809

Parcel Number: 22-150
CAMA Number: 22-150
Property Address: 34 THOMPSON AVE

Mailing Address: CONTENTE, ALFRED & SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

Parcel Number: 22-151
CAMA Number: 22-151
Property Address: 30 THOMPSON AVE

Mailing Address: PARHODE1, LLC
13 SHORE ROAD
NATICK, MA 01760-2326

Parcel Number: 22-152
CAMA Number: 22-152
Property Address: 37 THOMPSON AVE

Mailing Address: SOARES, ARMANDA M
37 THOMPSON AVE
BRISTOL, RI 02809



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4/10/2023

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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 22-153 CAMA Number: 22-153 Property Address: 29 THOMPSON AVE	Mailing Address: HOWLETT, MEREDITH F & JANE FEARING JT 29 THOMPSON AVE BRISTOL, RI 02809
Parcel Number: 22-58 CAMA Number: 22-58 Property Address: VARNUM AVE	Mailing Address: ALMEIDA, KENNETH PAUL J. 81 PERRY STREET BRISTOL, RI 02809
Parcel Number: 22-62 CAMA Number: 22-62 Property Address: 6 BAKER ST	Mailing Address: DAPONTE, SERAPHIN J 40 VARNUM AVENUE BRISTOL, RI 02809
Parcel Number: 22-91 CAMA Number: 22-91 Property Address: 85 PERRY ST	Mailing Address: PALUMBO, BRUCE A. 85 PERRY ST BRISTOL, RI 02809
Parcel Number: 22-92 CAMA Number: 22-92 Property Address: 81 PERRY ST	Mailing Address: ALMEIDA, KENNETH PAUL J. 81 PERRY STREET BRISTOL, RI 02809
Parcel Number: 22-93 CAMA Number: 22-93 Property Address: 79 PERRY ST	Mailing Address: FERRARA, FRANK M. JR. ETUX KAREN C. FERRARA TE 79 PERRY ST. BRISTOL, RI 02809
Parcel Number: 22-95 CAMA Number: 22-95 Property Address: 75 PERRY ST	Mailing Address: ALO PROPERTY INVESTMENTS, LLC 18 Maple Ave #287 Barrington, RI 02806
Parcel Number: 22-96 CAMA Number: 22-96 Property Address: PERRY ST	Mailing Address: ALO PROPERTY INVESTMENTS, LLC 11 LORIMAR LN REHOBOTH, MA 02769
Parcel Number: 27-1 CAMA Number: 27-1 Property Address: 29 MANCHESTER ST	Mailing Address: PALUMBO, ELIZABETH & STEVEN M TE 29 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-10 CAMA Number: 27-10 Property Address: 24 MANCHESTER ST	Mailing Address: HARLEY, PETER E. HEATHER C. ETUX 24 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-101 CAMA Number: 27-101 Property Address: 92 PERRY ST	Mailing Address: BORGES, EDWARD R. JR. 61 BUTTONWOOD ST BRISTOL, RI 02809
Parcel Number: 27-12 CAMA Number: 27-12 Property Address: 25 SHERRY AVE	Mailing Address: WILBUR, KYLE 25 SHERRY AVE BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 27-15 CAMA Number: 27-15 Property Address: 22 MANCHESTER ST	Mailing Address: CONTENTE, ALFRED & SUSAN B TE 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-23 CAMA Number: 27-23 Property Address: 19 MANCHESTER ST	Mailing Address: VAN BUREN, ALEXANDRA 19 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-25 CAMA Number: 27-25 Property Address: 17 MANCHESTER ST	Mailing Address: BURNS, ANNE E. 17 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-26 CAMA Number: 27-26 Property Address: 20 MANCHESTER ST	Mailing Address: WILSON, MARYANN E. 20 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-28 CAMA Number: 27-28 Property Address: 18 MANCHESTER ST	Mailing Address: COSTA, GREGORY P 18 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-31 CAMA Number: 27-31 Property Address: 15 MANCHESTER ST	Mailing Address: WALLACE, KENNETH & LINDA TE 15 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-37 CAMA Number: 27-37 Property Address: 15 ALMA AVE	Mailing Address: MEDEIROS, JOHN L & AKIKO J TE 11 MIDWAY COURT ROCKAWAY, NJ 07866
Parcel Number: 27-4 CAMA Number: 27-4 Property Address: 90 PERRY ST	Mailing Address: BORGES, EDWARD R. JR. 61 BUTTONWOOD ST BRISTOL, RI 02809
Parcel Number: 27-7 CAMA Number: 27-7 Property Address: 25 MANCHESTER ST	Mailing Address: BRUM, MARIA L 25 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 27-99 CAMA Number: 27-99 Property Address: 23 MANCHESTER ST	Mailing Address: CONTENTE, ALFRED SUSAN TE 23 MANCHESTER ST BRISTOL, RI 02809
Parcel Number: 36-17 CAMA Number: 36-17 Property Address: 87 PERRY ST	Mailing Address: MOTTA, JOHN 87 PERRY ST BRISTOL, RI 02809
Parcel Number: 36-4 CAMA Number: 36-4 Property Address: 91 PERRY ST	Mailing Address: SIMAS, BESSIE M 91 PERRY ST BRISTOL, RI 02809



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4/10/2023

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ALMEIDA, KENNETH
PAUL J.
81 PERRY STREET
BRISTOL, RI 02809

CONTENTE, ALFRED & SUSAN
23 MANCHESTER ST
BRISTOL, RI 02809

GILES, TARA
KATHLEEN JT
22 DORAN AVE
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,
11 LORIMAR LN
REHOBOTH, MA 02769

COSTA, GREGORY P
18 MANCHESTER ST
BRISTOL, RI 02809

HARLEY, PETER E.
HEATHER C. ETUX
24 MANCHESTER ST
BRISTOL, RI 02809

ALO PROPERTY INVESTMENTS,
18 Maple Ave #287
Barrington, RI 02806

DAPONTE, SERAPHIN J
40 VARNUM AVENUE
BRISTOL, RI 02809

HOWLETT, MEREDITH F & JAN
29 THOMPSON AVE
BRISTOL, RI 02809

BORGES, EDWARD R. JR.
61 BUTTONWOOD ST
BRISTOL, RI 02809

DE LIMA, JORGE M ET UX
MARIA P TE
72 PERRY ST
BRISTOL, RI 02809

LYNCH, DENIS A & TINA J
24 DORAN AVE
BRISTOL, RI 02809

BRUM, MARIA L
25 MANCHESTER ST
BRISTOL, RI 02809

DE LUCCA, MARGARET TRUSTE
MARGARET DELUCCA TRUST
55 THOMPSON AVE
BRISTOL, RI 02809

MCCARTHY, MARIAN R
46 THOMPSON AVE
BRISTOL, RI 02809

BURNS, ANNE E.
17 MANCHESTER ST
BRISTOL, RI 02809

DELEMOS, OSCAR I
LISA M TE
56 THOMPSON AVE
BRISTOL, RI 02809

MEDEIROS, JOHN L &
AKIKO J TE
11 MIDWAY COURT
ROCKAWAY, NJ 07866

CONTENTE, ALFRED
23 MANCHESTER ST
BRISTOL, RI 02809

DUMAS, MOIRA D & NICOLE G
6 LAFAYETTE DR
BRISTOL, RI 02809

MONIZ, MANUEL
EDITE M. MONIZ
1117 HOPE ST
BRISTOL, RI 02809

CONTENTE, ALFRED
& SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

FENSTER, GARY & ZACHARY T
80 BUTTERWORTH AVE
BRISTOL, RI 02809

MOTTA, JOHN
87 PERRY ST
BRISTOL, RI 02809

CONTENTE, ALFRED
SUSAN TE
23 MANCHESTER ST
BRISTOL, RI 02809

FERRARA, FRANK M. JR. ETU
KAREN C. FERRARA TE
79 PERRY ST.
BRISTOL, RI 02809

PALUMBO, BRUCE A.
85 PERRY ST
BRISTOL, RI 02809

CONTENTE, ALFRED &
SUSAN B TE
23 MANCHESTER ST
BRISTOL, RI 02809

GARDINER ESTATE MGT, LLC
5 PROSPECT ST
BRISTOL, RI 02809

PALUMBO, ELIZABETH & STEV
29 MANCHESTER ST
BRISTOL, RI 02809

PARHODE1, LLC
13 SHORE ROAD
NATICK, MA 01760-2326

WILSON, MARYANN E.
20 MANCHESTER ST
BRISTOL, RI 02809

PAULINO, FRANK J. ET UX
ROBIN A. PAULINO TE
52 THOMPSON AVENUE
BRISTOL, RI 02809

PEIXOTO ANTONIO S
532 METACOM AVE.
BRISTOL, RI 02809

PEREIRA, JOSE G & MARIA J
PEREIRA TRUST
192 UNDERWOOD ST
FALL RIVER, MA 02720

RIBEIRO, JOSE F & PAULA M
45 THOMPSON AVE
BRISTOL, RI 02809

SIMAS, BESSIE M
91 PERRY ST
BRISTOL, RI 02809

SOARES, ARMANDA M
37 THOMPSON AVE
BRISTOL, RI 02809

VAN BUREN, ALEXANDRA
19 MANCHESTER ST
BRISTOL, RI 02809

WALLACE, KENNETH & LINDA
15 MANCHESTER ST
BRISTOL, RI 02809

WILBUR, KYLE
25 SHERRY AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-17

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 1, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Jesse James**
PROPERTY OWNER: **477 Hope Street, LLC**
LOCATION: **477 Hope Street**
PLAT: **9** LOT: **52**
ZONE: **Downtown (D)**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a third floor living area expansion, including raised exterior wall heights and altered roof pitch, with less than the required rear yard.

A blue ink signature of Edward M. Tanner, written in a cursive style.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2023 APR -6 PM 2:25

APPLICATION

File No: **2023-17**

Accepted by ZEO: **6/16/2023**

APPLICANT:	Name: <u>JESSE JAMES</u>		
	Address: <u>42 Sackum St</u>		
	City: <u>Warren</u>	State: <u>RI</u>	Zip: <u>02885</u>
	Phone #: <u>401 835 5303</u>	Email: <u>HopeSt477@outlook.com</u>	
PROPERTY OWNER:	Name: <u>JESSE JAMES 477 Hope St LLC</u>		
	Address: <u>477 Hope St</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401 835 5303</u>	Email: <u>HopeSt477@outlook.com</u>	

1. Location of subject property: 477 Hope St

Assessor's Plat(s) #: 009

Lot(s) #: 0052

2. Zoning district in which property is located: Downtown (D)

3. Zoning Approval(s) required (check all that apply):

☐ Dimensional Variance(s)

☐ Special Use Permit

☐ Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s):

Special Use Permit Section(s):

Use Variance Section(s):

rear yard setback

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? 6 years

7. Present use of property: mixed use rental

8. Is there a building on the property at present? yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):

44'11" x 60.25' , 2700 sq ft , H 34' 11"

10. Proposed use of property: Same - mixed use rental

11. Give extent of proposed alterations: convert attic space into 2 bed / 1 bath
extensions of existing 2nd floor apartment

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):

44.11 x 60.25, 2702 sq ft, roof peak same

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>0</u>	Proposed Setback: <u>0</u>
Left side lot line:	Required Setback: <u>0</u>	Proposed Setback: <u>0</u>
Right side lot line:	Required Setback: <u>0</u>	Proposed Setback: <u>0</u>
Rear lot line:	Required Setback: <u>10</u>	Proposed Setback: <u>0</u>
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 4 Before 4 After

14. Have you submitted plans for the above alterations to the Building Official? no

If yes, has he refused a permit? _____

If refused, on what grounds? _____

15. Are there any easements on your property? no (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: X Sewer: X

17. Is the property located in the Bristol Historic District or is it an individually listed property? HDC

18. Is the property located in a flood zone? no If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 4-6-23

Print Name: JESSE JAMES

Property Owner's Signature: [Signature] Date: 4-6-23

Print Name: JESSE JAMES

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

4/5/23

477 Hope St. , Bristol, RI

Zoning grounds for variance

Currently, 477 Hope st is comprised of a full basement, a ground floor commercial space, a second floor that consists of 4 identical 1 bedroom apartments and a third floor attic space. The proposed project would convert the attic space to an extension of the existing apartments-connecting each apartment by staircase to a third floor two bedroom, one bath space. The project would not change the footprint or height of the existing structure. The addition of a sprinkler system would preclude the need for added forms of egress, further limiting the impact on the neighboring properties.

I currently have two tenants that have expressed the need for a larger living space with additional bedrooms, as well as many applicants over the years seeking two plus bedroom rentals, but having a hard time finding suitable housing locally. This project would address a real need by current and future tenants while having minimal impact on the surrounding area and allowing for an upgraded fire protection system to a downtown building.

Application #23-040

Town Hall
10 Court Street
Bristol, RI 02809-2208
401-253-7000



Town of Bristol, Rhode Island
BRISTOL HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS AND
FINAL APPROVAL
Green Sheet

Property Address: 477 Hope Street

Plat # 9 Lot # 52

Owner/s (referred to as Applicant): Jesse James

Owner Contact (if different than above):

Mailing Address (if different than above):

Owner/s Tel. #: (401) 835-5303

Architect/Draftsman: Cordelia Dawson

Contractor:

Work Category (Check ALL that apply to the project): Rehab, Replacement, Demolition

Description of Work: SEE ATTACHED

Historic District Commission Decision:

- ☒ Approved as Submitted (Reasons below)
☐ Approved as Noted (Conditions and reasons below)
☐ Approved-Not Applicable to Commission review (Reasons below)
☐ Denied (Reasons below)

MOTIONS:

To approve application #23-040 as submitted

APPROVED
BRISTOL HISTORIC
DISTRICT COMMISSION
 DATE: 4/13/2023

☐ Check here to indicate a continuation on attached sheets.

For reasons regarding the above noted motion(s), refer to the meeting minutes dated .

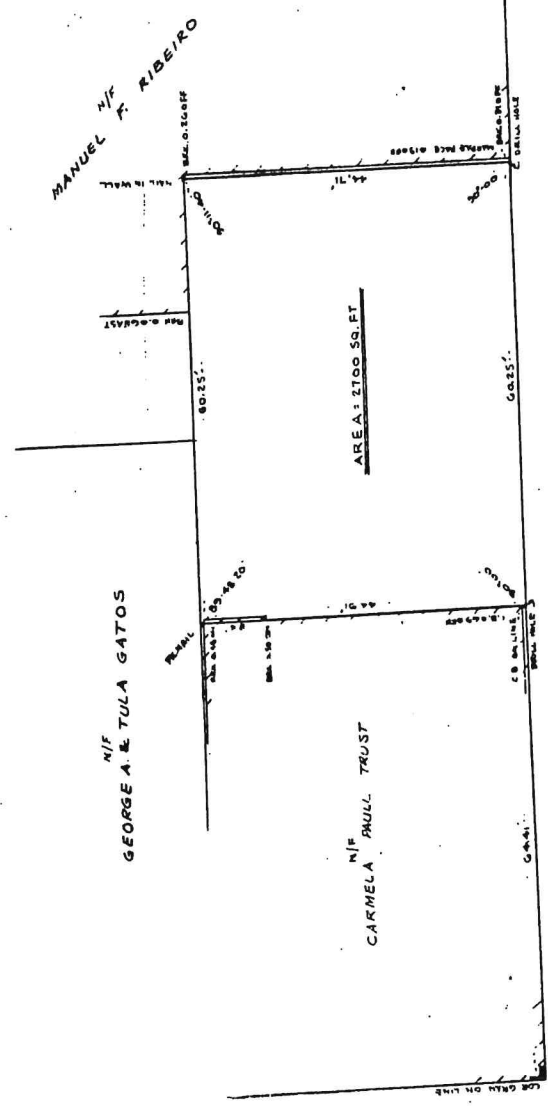
Date completed application received by Historic District Commission: 3/6/2023

Date of hearing: 3/30/2023 Date Building Inspector notified: 3/30/23

Chair/Vice Chair, Historic District Commission_____
Date_____
Second Member of the Historic District Commission_____
Date

(OVER)

MAP OF LAND IN
BRISTOL, R.I.
BELONGING TO
LOMBARD JOHN POZZI
SURVEYED BY
WATERMAN ENG. CO. OCT 1986



Robert S.

STREET

HOPE

Recorded 1:34 at P M.
Diane C Medeiros Town Clerk

STATE STREET

105



JAMES
PROPERTY

FEASIBILITY
STUDY

477 Hope Street
Bristol, RI 02809

ZONING
APPLICATION

Proj. No.: MU22118

Date: 4/6/23

Drawn by: CD

Checked by: -

Scale: 1/16" = 1'-0"

SITE PLANS +
ZONING

Z-1

ZONING INFORMATION:

ZONE = D [DOWNTOWN] (HD)*

MAP/LOT: 9/52

*HDC HAS APPROVED THIS PROPOSED WORK

NEIGHBORHOOD: 1

2-5 FAMILY ALLOWED, BUSINESS ALLOWED

MIN. LOT AREA = 5,000 SF

ACTUAL LOT AREA = 2,700 SF

MIN. LOT AREA/DU = 2,500 SF

EXISTING LOT AREA/DU = 675

MIN. LOT WIDTH = 50 FT

EX. LOT WIDTH = 60.25 FT

MIN. LOT FRONTAGE = 50 FT

EX. LOT FRONTAGE = 60.25 FT

MAX. LOT COVERAGE BY STRUCTURES = 70%

EX. LOT COVERAGE = 100%

PROPOSED LOT COVERAGE = NO CHANGE

MAX FLOOR AREA RATIO = 1.4

EX. FAR = 3.0

PROPOSED FAR = 4.0

GROSS FLOOR AREA

EX. BASEMENT = 2,702 GSF

PROPOSED 3RD FLOOR = 2,702 GSF

EX. 1ST FLOOR = 2,632 GSF

PROPOSED TOTAL = 10,738 GFA

EX. 2ND FLOOR = 2,702 GSF

EXISTING TOTAL = 8,036 GFA

EXISTING USE: 4-FAMILY/BUSINESS (RESTAURANT)

PROPOSED USE: NO CHANGE

PROPOSED LOT AREA/DU = NO CHANGE

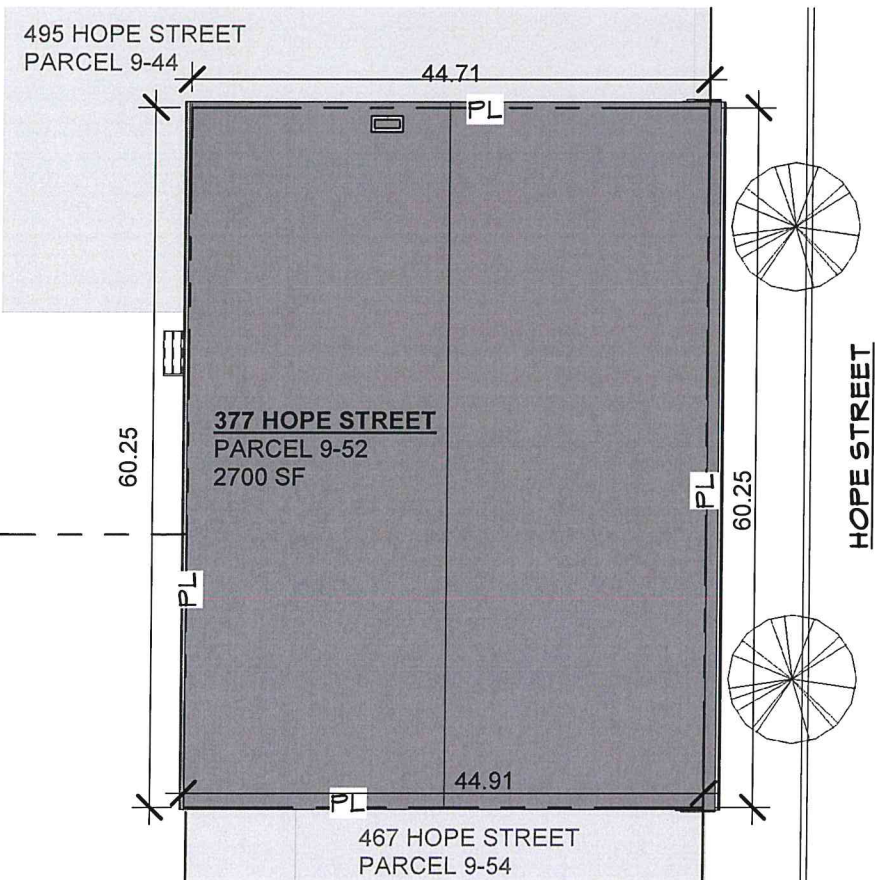
YARD SETBACKS -

R'QRD	EXISTING	PROPOSED
FY = 0'	0'	NO CHANGE
SY = 0'	0'	NO CHANGE
RY = 10'	0'	NO CHANGE

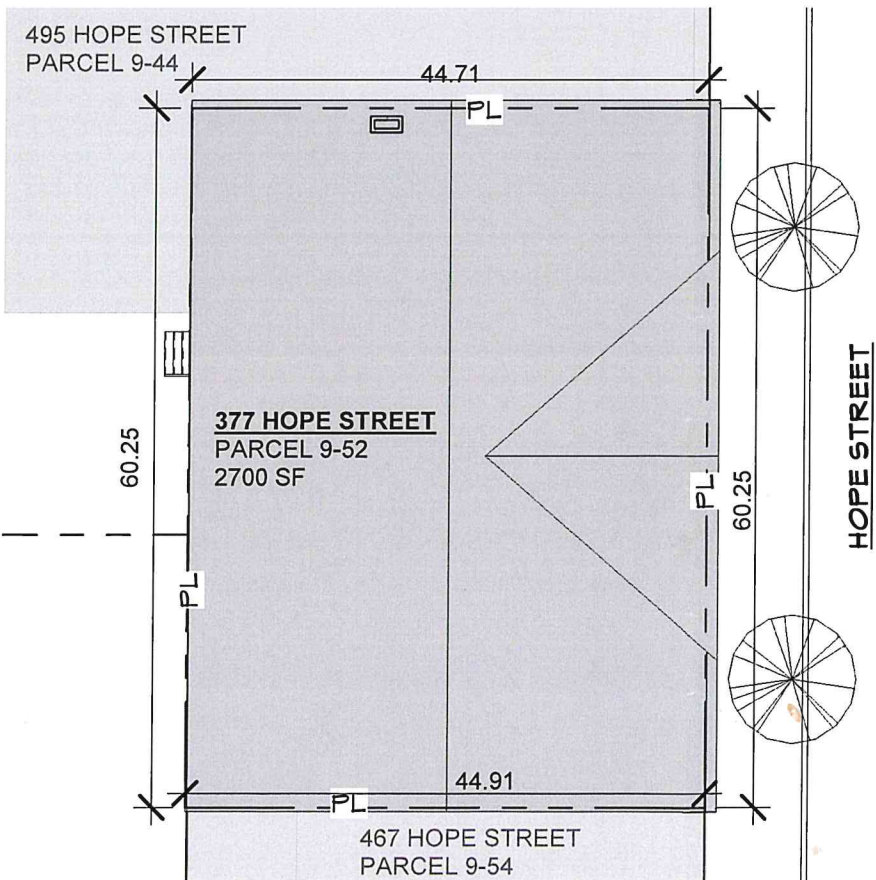
MAX. BUILDING HEIGHT = 35'

EX. HEIGHT = 34'-1 1"

PROP. HEIGHT = NO CHANGE



② PROPOSED SITE PLAN
1/16" = 1'-0"



① GRADE
1/16" = 1'-0"

JAMES
PROPERTY

FEASIBILITY
STUDY

477 Hope Street
Bristol, RI 02809

ZONING
APPLICATION

Proj. No.: MU22118

Date: 4/6/23

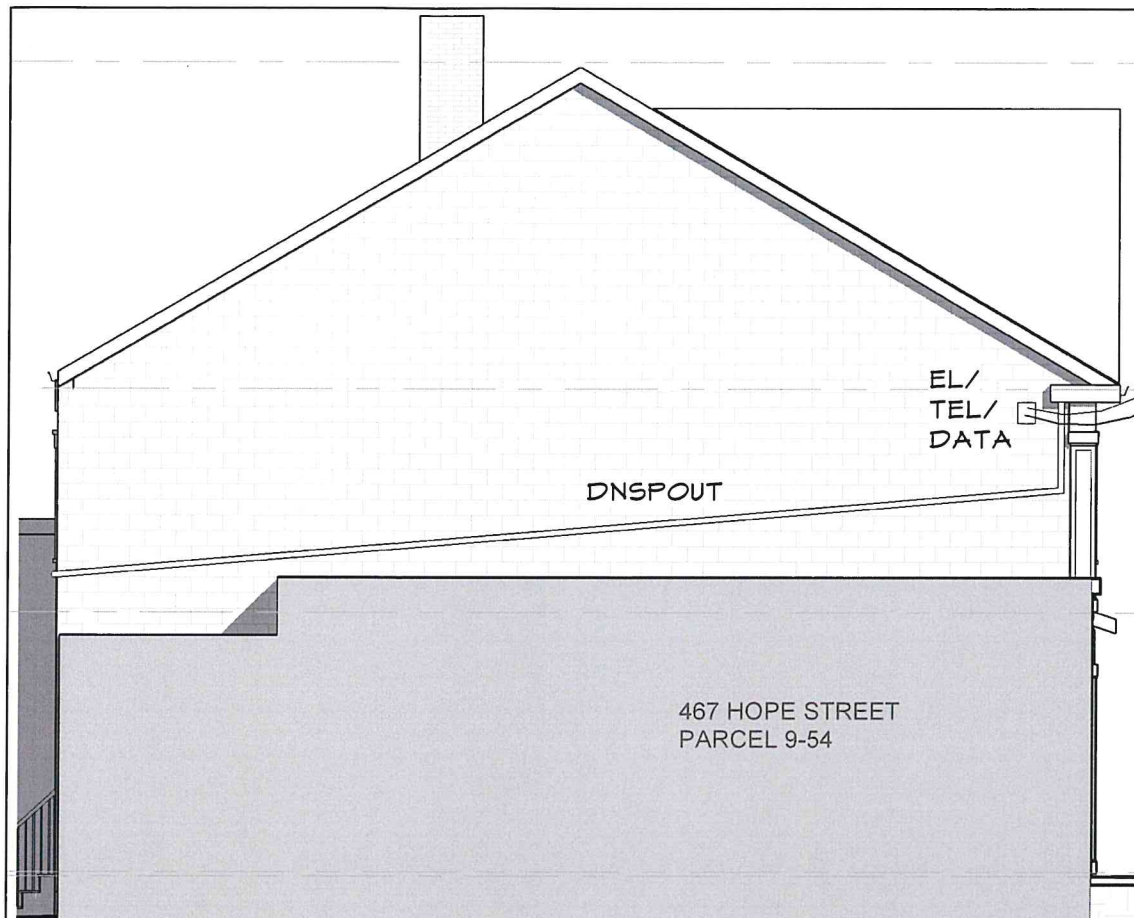
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Checked by: -

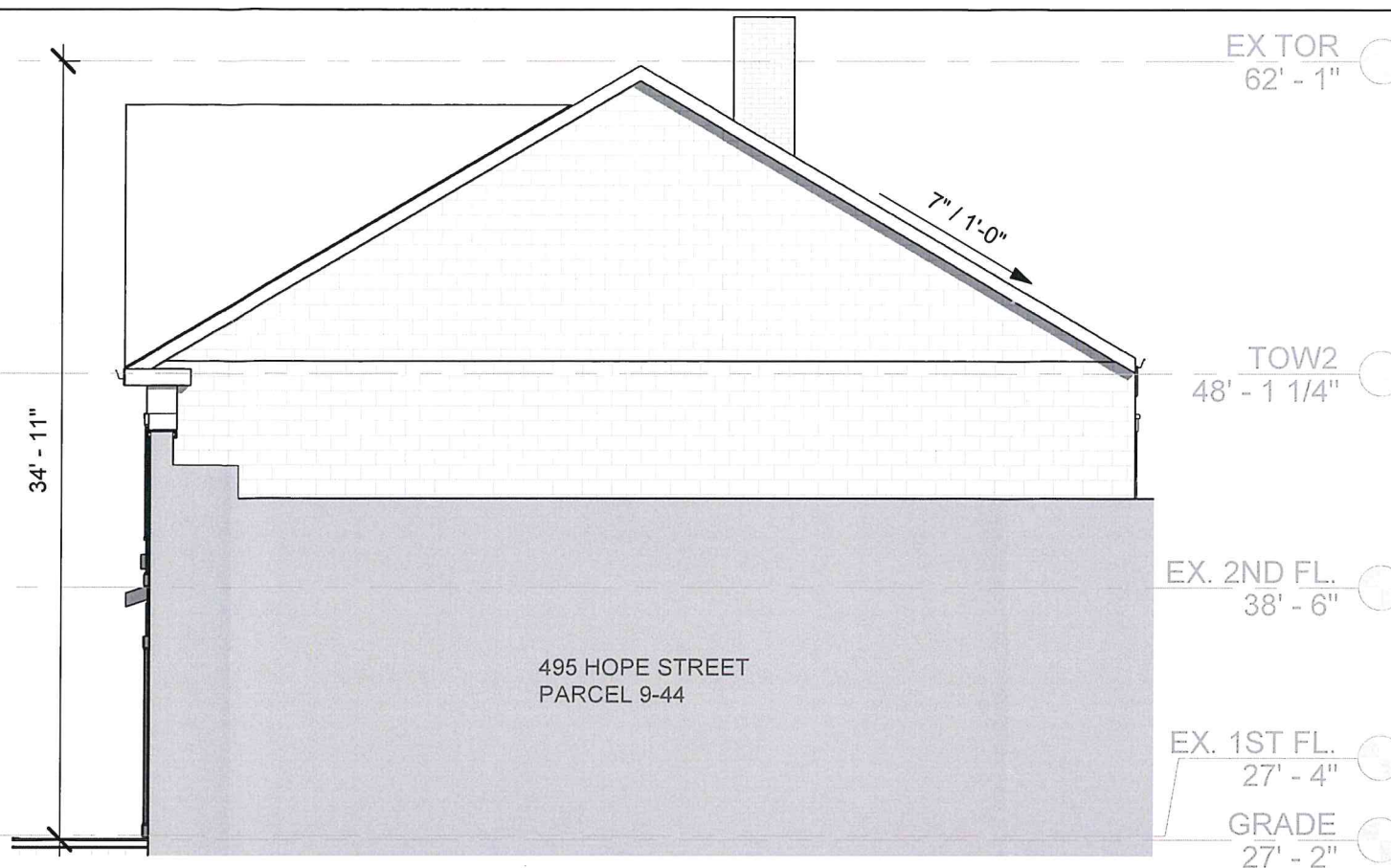
Scale: 1/8" = 1'-0"

EX. ELEVATIONS
+ VIEWS

EX-1



③ EX. SOUTH ELEVATION
1/8" = 1'-0"



② EX. NORTH ELEVATION
1/8" = 1'-0"



VIEW FROM SOUTHEAST



① EX. EAST ELEVATION
1/8" = 1'-0"

JAMES
PROPERTY

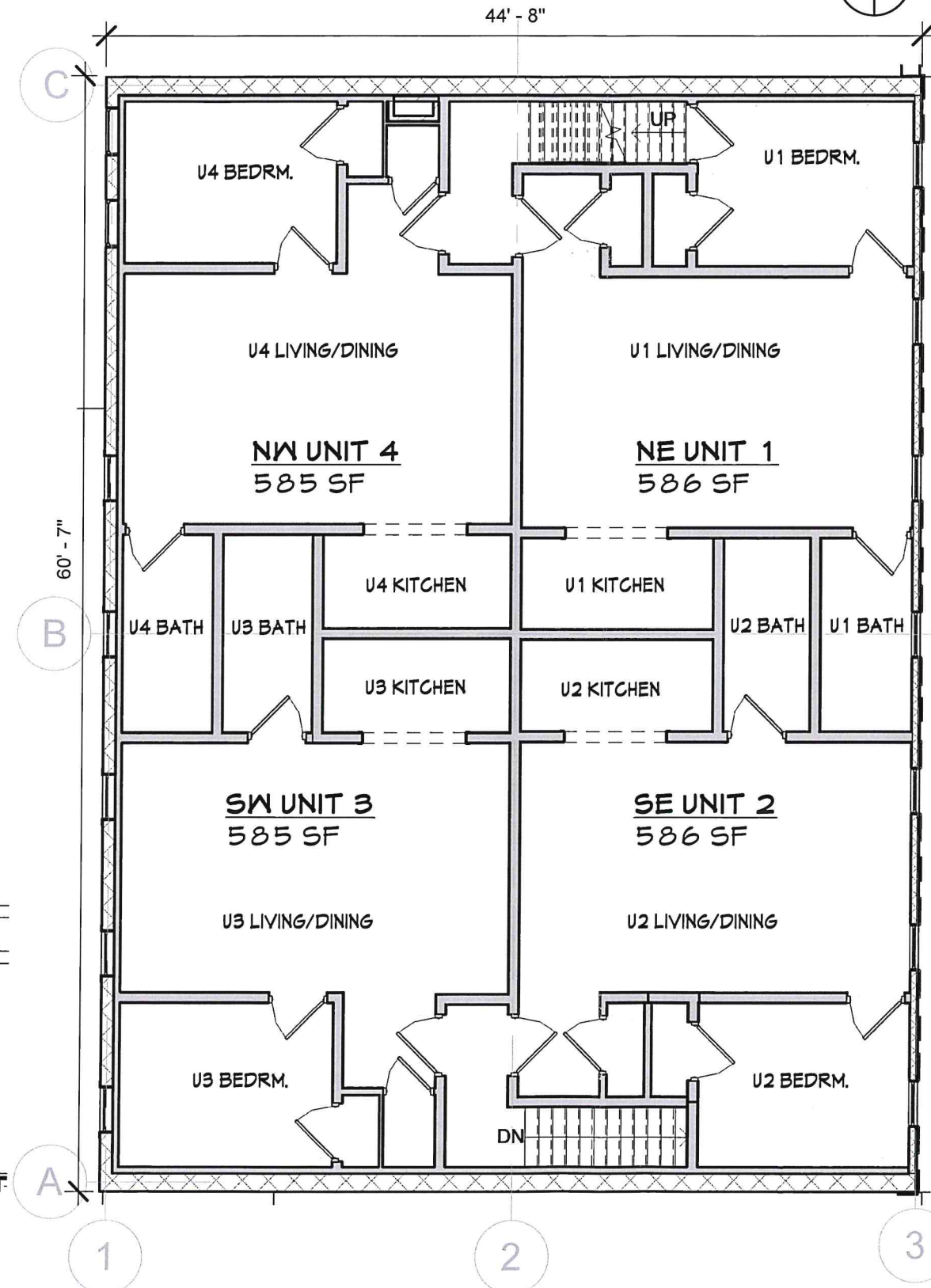
FEASIBILITY
STUDY
477 Hope Street
Bristol, RI 02809

ZONING
APPLICATION

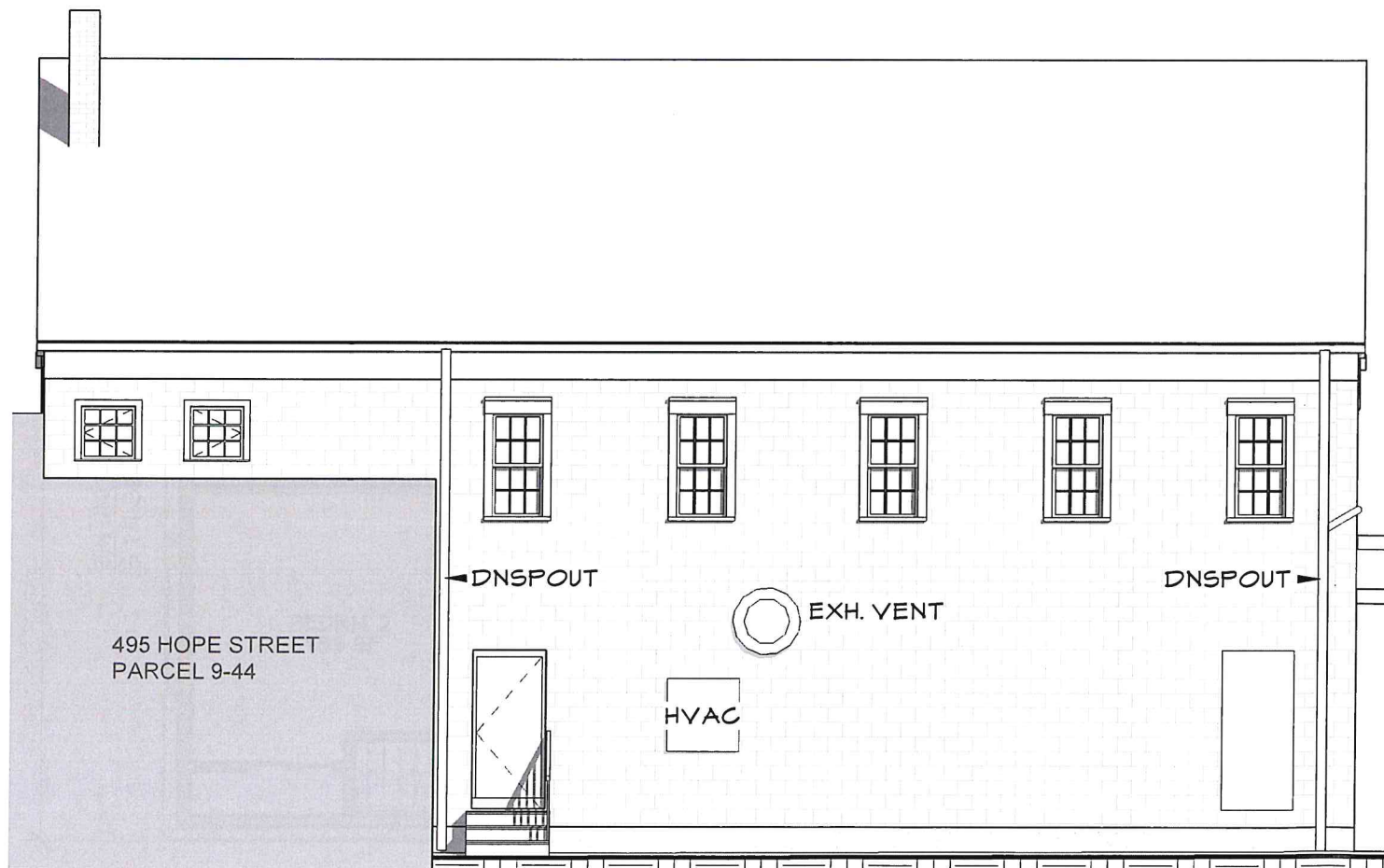
Proj. No.: MU22118
Date: 4/6/23
Drawn by: CD
Checked by: -
Scale: 1/8" = 1'-0"

EX. PLAN +
ELEVATION

EX-2



1 EX. 2ND FL.
1/8" = 1'-0"



2 EX. WEST ELEVATION
1/8" = 1'-0"

JAMES
PROPERTY

FEASIBILITY
STUDY

477 Hope Street
Bristol, RI 02809

ZONING
APPLICATION

Proj. No.: MU22118

Date: 4/6/23

Drawn by: CD

Checked by: -

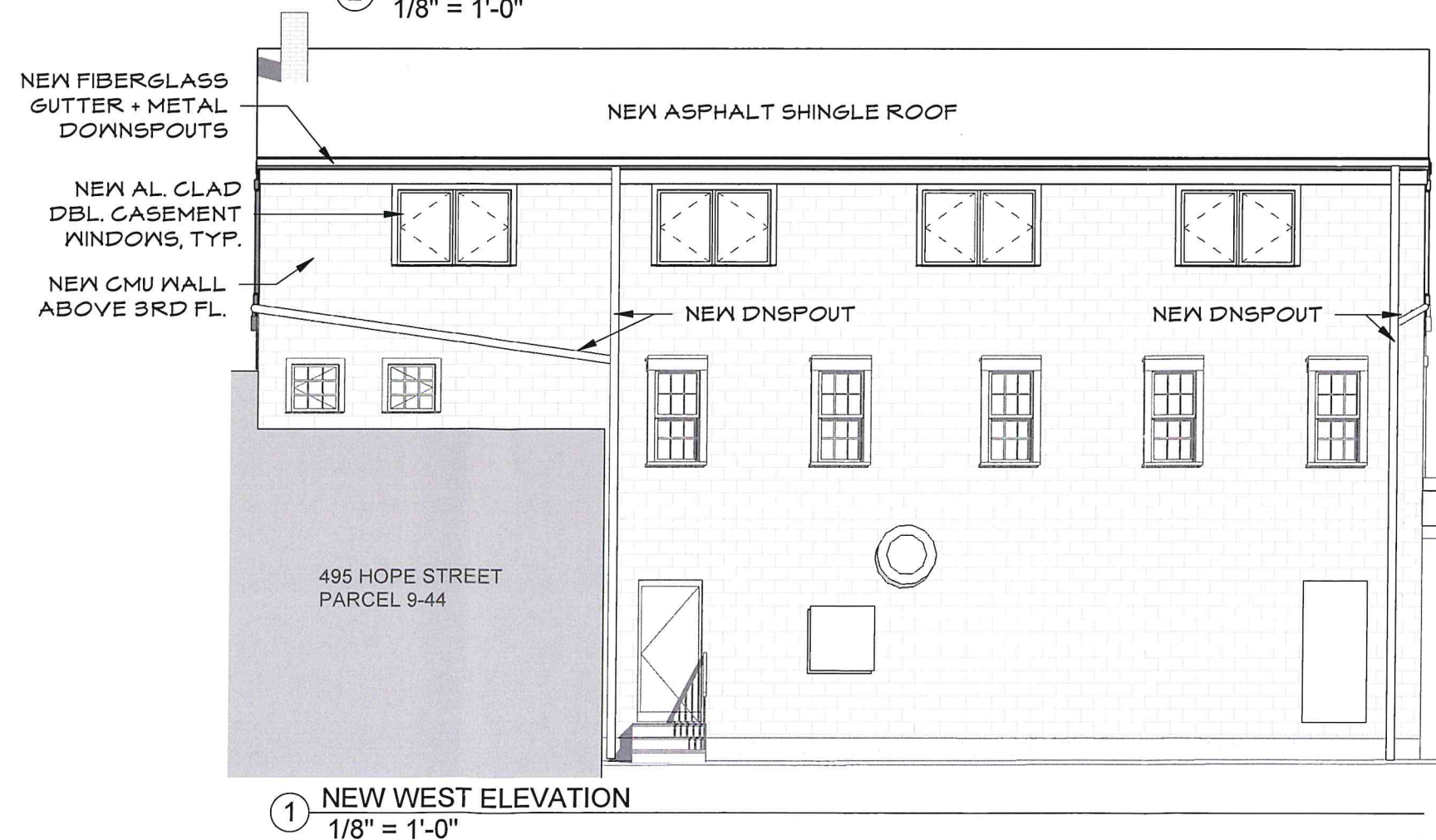
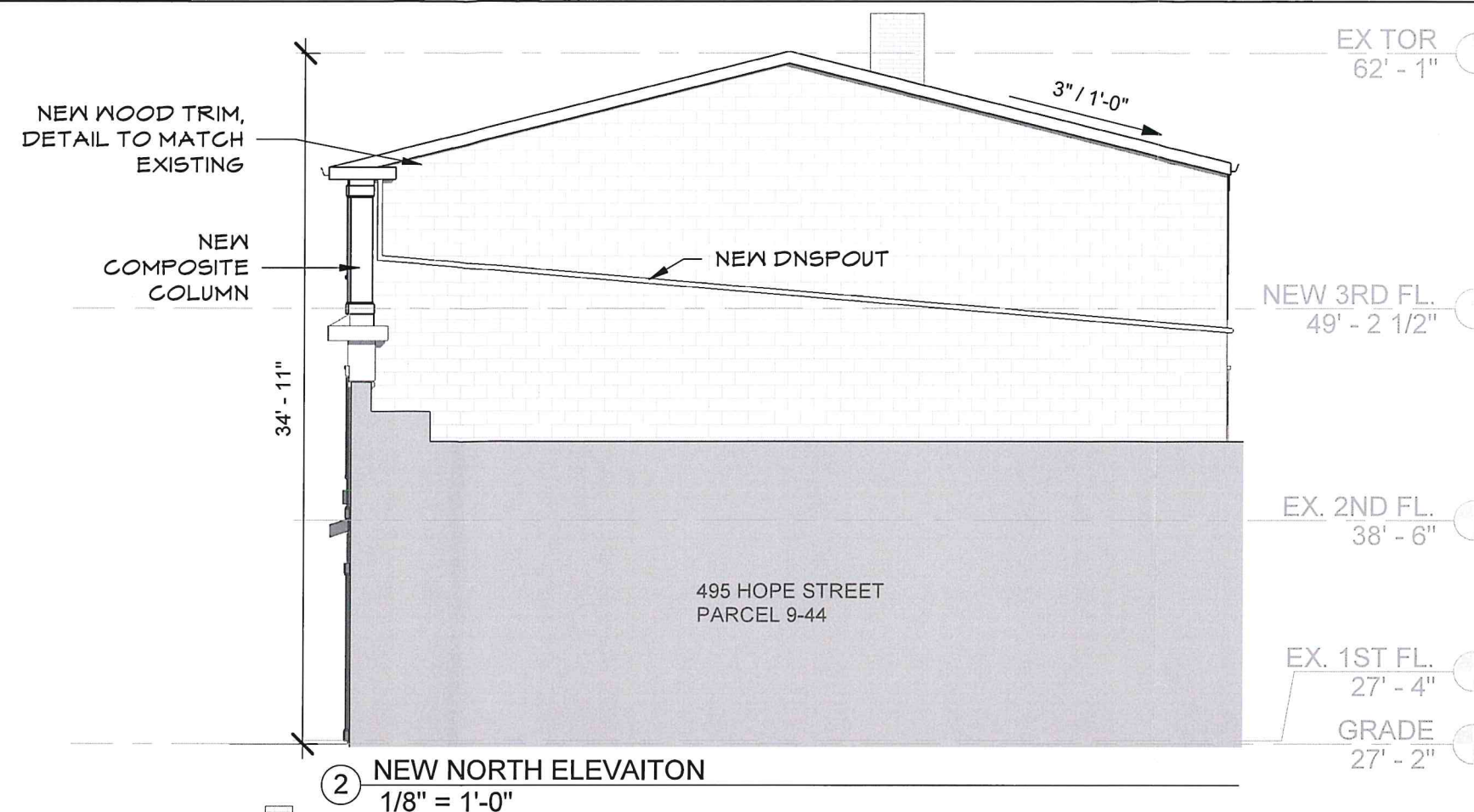
Scale: 1/8" = 1'-0"

PROPOSED
ELEVATIONS &
VIEWS

A-3



③ VIEW FROM THE NE



▶ Bristol

▶ 477 HOPE ST

Card 1 of 1



▶ Plat/Lot 9 52

▶ Account: 468

LUC 04

▶ Assessment

\$551,100

▶ Owner ▶ Owner Account #:

Owner 1	477 HOPE STREET, LLC	% Owned
Owner 2		0.00
Owner 3		0.00
Address	PO BOX 932, BRISTOL, RI 02809-0000	

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
RIDING, DERWENT J. etal TRUSTEES,	09/26/2017	600,000	1910-218		T
BRISTOL HISTORICAL & PRESERVATION SOCIETY	06/24/2014	0	1761-149	K	Q
THE LOMBARD JOHN POZZI TRUST	06/24/2014	0	1761-146	L	T
	06/24/2014	0	1761-137		
	06/24/2014	0	1761-		

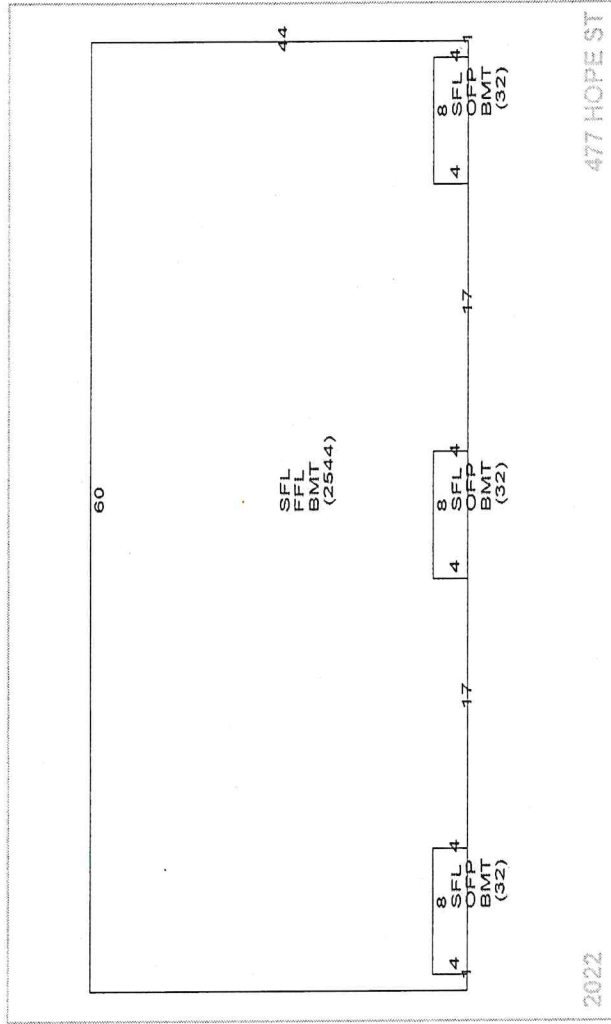
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
04	357,200	0	0.06	193,900	0	551,100
TOTAL	357,200	0	0.06	193,900	0	551,100

Source > Mkt Adj Cost VAL per SQ Unit/Card > 69.58 VAL per SQ Unit/Parcel > 69.58

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	04	357,200	0	0	193,900	0	551,100	551,100
2021	04	357,200	0	0	199,900	0	557,100	557,100
2020	04	357,200	0	0	199,900	0	557,100	557,100
2019	04	357,200	0	0	199,900	0	557,100	557,100
2018	04	294,100	0	0	189,400	0	483,500	483,500
2017	04	294,100	0	0	189,400	0	483,500	483,500



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.06198	AC	P	1.00	1,843,000	3,128,429	C11
2							
3							
4							

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
4	8 SFL OFF BMT (32)	4	8 SFL OFF BMT (32)	4	8 SFL OFF BMT (32)	193,900			1.00	0

Plat/Lot 9 52

Account: 468

LUC 04

Zone LB

Assessment

\$551,100

Building Information

BLDG Type	Mixed Use	Story Height	2 Story	Description
RES Units	4	COM Units	1	
Foundation		BMT Floor		
Frame 1	Masonry	Frame 2	%	
EXT Wall 1	Clapboard	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shir	Roof Cover 2	%	
INT Wall 1	Plaster	INT Wall 2	%	
Floors 1		Floors 2	%	
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	Pkg A/C	
# Heat Sys		% Heated	100	
% Solar HW		% A/C	100	
% COM Wall		% Vacuum		
Cell HGHT	8	Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

Quantity	Quality
Full Bath 4	Good
Ext Full Bath	
Half Bath 2	Good
Ext Half Bath	
Ext Fixtures	
Kitchens 4	Good
Ext Kitchens	
Fireplaces	
W.S. Flues	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	4	2	1
2			2
3			
4			
Totals	4	8	4

Grade

Year Built	1900	EFF Year	Alt %	Q4+	Q4+
Alt LUC			0.00		

Depreciation

Condition	AG	AG - Avg-Goo	%	Code	Description
Functional			31.0		
Economic	06	06 - Parking	5.0		
Special			0.0		
OV					
Total Depreciation % > 34.5					

Other Factors

Flood Hazard	Topography	Street Traffic	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
LEVEL PAVED			80.00	0.99	0.94	74.53
						68,347
						1.12
						1.00
						1.00
						544,914
						187,723
						357,191

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
07/23/2021	E52551		ELEC	1,835		Closed	Installation of controls for walk in cooler
05/12/2021	E52176		ELEC	825		Closed	Wire outdoor heat pump and add receptacle for condensate pump.
05/03/2021	E52128		ELEC	1,500		Closed	Replace lighting at 483 Hope St. Right, Marcassin LLC dba LeCentral, Jesse 3f
04/14/2021	M52020		MECH	26,500		Closed	-Manual J load calculation-(1) Mitsubishi 42,000 BTU Standard heat multi-zone
04/13/2018	E45800		ELEC	18,500	0	Closed	Installation of a local fire alarm system
04/28/2016	45-16-P	08/04/2016	PLMB	500		Closed	REPLACE 40 GAL GAS HW HEATER
04/28/2016	P21392		PLMB	0		Closed	REPLACE 40 GALLON GAS HOT WATER HEATER
04/25/2016	P21393		PLMB	0		Closed	REPLACE LEAKING HOT WATER HEATER
04/25/2016	38-16-P	07/19/2016	PLMB	500		Closed	REPLACE HW HEATER

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Notes

ECO = ON STREET PARKING - NEW ROOF 12/11 EAS MEMO OF TRUST BK 1761 PG 137
6/24/14 LE CENTRAC REST

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
10/5/2018	REVIEW	JH
8/29/2018	MEASURED	JE
4/11/2008	MEASURE	
4/1/2008	LISTED	



477 Hope Street - 200' Radius

Bristol, RI

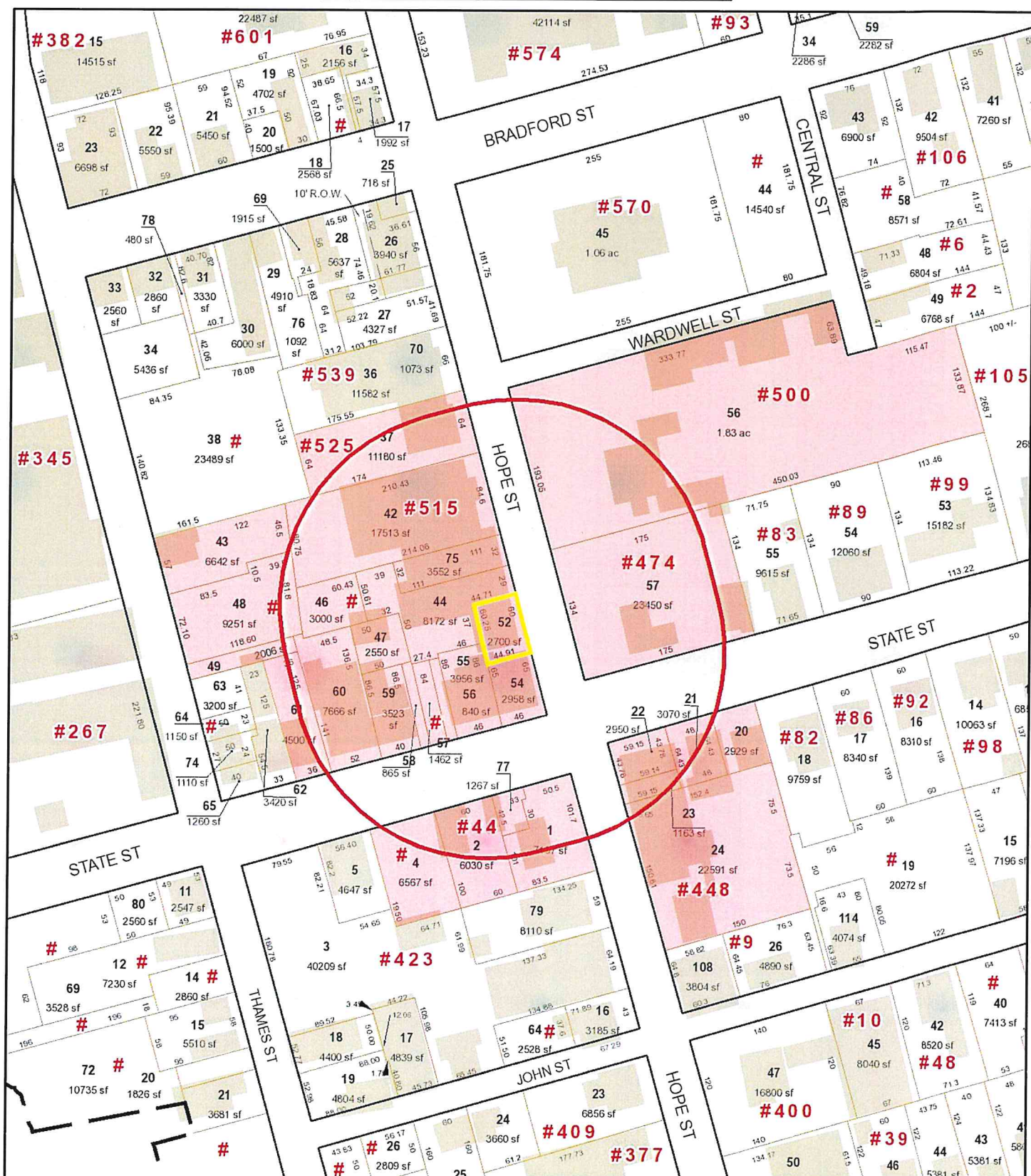


April 10, 2023

1 inch = 140 Feet

www.cai-tech.com

0 140 281 422



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 9-52
CAMA Number: 9-52
Property Address: 477 HOPE ST

Mailing Address: 477 HOPE STREET, LLC
PO BOX 932
BRISTOL, RI 02809

Abutters:

Parcel Number: 10-1
CAMA Number: 10-1
Property Address: 443 HOPE ST

Mailing Address: REGO, GLORIA J REGO, JOHN J
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-2
CAMA Number: 10-2
Property Address: 44 STATE ST

Mailing Address: 1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

Parcel Number: 10-4
CAMA Number: 10-4
Property Address: STATE ST

Mailing Address: TOWN OF BRISTOL STATE STREET
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 10-77
CAMA Number: 10-77
Property Address: 54 STATE ST

Mailing Address: REGO, GLORIA J REGO, JOHN J
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 13-56
CAMA Number: 13-56
Property Address: 500 HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-56
CAMA Number: 13-56-001
Property Address: 500 R HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-57
CAMA Number: 13-57
Property Address: 474 HOPE ST

Mailing Address: TRAVERS, BRIAN J & KERRY R TE
474 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-20
CAMA Number: 14-20
Property Address: 78 STATE ST

Mailing Address: ZENTZ, JARED M & KELLIE J TE
1602 DORR DR
ENID, OK 73703

Parcel Number: 14-21
CAMA Number: 14-21
Property Address: 76 STATE ST

Mailing Address: PINHEIRO, JOSEPH C
46 MICHAEL DR
BRISTOL, RI 02809

Parcel Number: 14-22
CAMA Number: 14-22
Property Address: 464 HOPE ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809



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4/10/2023

Page 1 of 3



200 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 14-23 CAMA Number: 14-23 Property Address: 458 HOPE ST	Mailing Address: 458 HOPE STREET, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-24 CAMA Number: 14-24 Property Address: 448 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 9-37 CAMA Number: 9-37 Property Address: 525 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: GARVIN, GAIL & GEORGE E TC 282 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-44 CAMA Number: 9-44 Property Address: 495 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-47 CAMA Number: 9-47 Property Address: 41 R STATE ST	Mailing Address: HOPE-HIGH REALTY TRUST, LLC 495 HOPE ST STE 8 BRISTOL, RI 02809
Parcel Number: 9-48 CAMA Number: 9-48 Property Address: THAMES ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-49 CAMA Number: 9-49 Property Address: 260 THAMES ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-52 CAMA Number: 9-52 Property Address: 477 HOPE ST	Mailing Address: 477 HOPE STREET, LLC PO BOX 932 BRISTOL, RI 02809
Parcel Number: 9-54 CAMA Number: 9-54 Property Address: 467 HOPE ST	Mailing Address: MULLINGAR GROUP, LLC 11 JOHN ST BRISTOL, RI 02809



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4/10/2023

Page 2 of 3



200 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 9-55 CAMA Number: 9-55 Property Address: 55 STATE ST	Mailing Address: GATOS, ARISTOTLE G & GREGORY G - TRUSTEES GEORGE & DEMETRULA GATOS TRUST 55 STATE ST BRISTOL, RI 02809
Parcel Number: 9-56 CAMA Number: 9-56 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-57 CAMA Number: 9-57 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-58 CAMA Number: 9-58 Property Address: STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-59 CAMA Number: 9-59 Property Address: 39 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI, INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-60 CAMA Number: 9-60 Property Address: 29-31 STATE ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-61 CAMA Number: 9-61 Property Address: 17 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-75 CAMA Number: 9-75 Property Address: 499 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC 328 HIGH ST BRISTOL, RI 02809



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4/10/2023

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Page 3 of 3

1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

TRAVERS, BRIAN J &
KERRY R TE
474 HOPE ST
BRISTOL, RI 02809

23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

GARVIN, GAIL &
GEORGE E TC
282 THAMES ST
BRISTOL, RI 02809

ZENTZ, JARED M & KELLIE J
1602 DORR DR
ENID, OK 73703

458 HOPE STREET, LLC
99 TUPELO ST
BRISTOL, RI 02809

GATOS, ARISTOTLE G & GREG
GEORGE & DEMETRULA GATOS
55 STATE ST
BRISTOL, RI 02809

477 HOPE STREET, LLC
PO BOX 932
BRISTOL, RI 02809

GATOS, GEORGE A. ET UX
DEMETRULA GATOS TE
55 STATE ST.
BRISTOL, RI 02809

CUSTOM HOUSE SQUARE, LLC
99 TUPELO ST
BRISTOL, RI 02809

HOPE-HIGH REALTY TRUST, L
495 HOPE ST STE 8
BRISTOL, RI 02809

DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

MULLINGAR GROUP, LLC
11 JOHN ST
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
328 HIGH ST
BRISTOL, RI 02809

PINHEIRO, JOSEPH C
46 MICHAEL DR
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
328 HIGH ST
BRISTOL, RI 02809

REGO, GLORIA J
REGO, JOHN J
1199 HOPE ST
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI
PO BOX 27
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI,
PO BOX 27
BRISTOL, RI 02809

TOWN OF BRISTOL
STATE STREET
10 COURT ST
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-18

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 1, 2023

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: Fair Wind Properties, LLC
PROPERTY OWNER: Ricardo J. and Robert Amaral
LOCATION: 1 Coggeshall Avenue
PLAT: 147 LOT: 50
ZONE: Residential R-10

APPLICANT IS REQUESTING A USE VARIANCE AND DIMENSIONAL VARIANCES: to demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

2023 APR -7 PM 12:01

APPLICATION

File No: 2023-18

Accepted by ZEO: ^{EMT} 4/7/2023

APPLICANT	Name: Fair Wind Properties		
	Address: P.O. Box 333		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-263-6372	Email: fairwindproperties.df@gmail.com	
PROPERTY OWNER	Name: Ricardo + Robert Amara		
	Address: 17 Goulart Ave.		
	City: Bristol	State: RI	Zip: 02809
	Phone #: 401-924-4093	Email: amara124@gmail.com	

- Location of subject property: 15 + 7 Coggeshall Ave. Bristol, RI 02809
Assessor's Plat(s) #: 147 Lot(s) #: 50
- Zoning district in which property is located: R10
- Zoning Approval(s) required (check all that apply):
☐ Dimensional Variance(s) ☐ Special Use Permit ☒ Use Variance
- Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): _____
Special Use Permit Section(s): _____
Use Variance Section(s): SEC 28-141
- In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
- How long have you owned the property?: under purchase + sales agreement
- Present use of property: 3 unit multifamily
- Is there a building on the property at present?: yes - 2 (1 cottage + 1 duplex)
- Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
cottage = 20 ft. - height 39 depth x 32 width 1,248 sq. ft.
duplex = 20 ft. - height 32 depth x 72 width 2,304 sq. ft.
- Proposed use of property: 3 unit multifamily (1 cottage + 1 duplex)

11. Give extent of proposed alterations: * see attached

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): * see attached drawings

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 3 Before 3 After

14. Have you submitted plans for the above alterations to the Building Official? NO

If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: yes (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: X Sewer: X

17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO

18. Is the property located in a flood zone? NO If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: 

Date: 4/7/23

Print Name: Daniel Ferreira
Managing Partner

Property Owner's Signature: _____

Date: _____

Print Name: _____

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

1,5,7, Coggeshall Ave
Bristol, RI 02809
Zoning Application

Section 5: Current Property Conditions and Dimensions:

The property at 1,5, and 7 Coggeshall is currently vacant. The property sits on a R-10 Zone and is one lot that consists of 1 cottage and 1 duplex for a total of 3 living units.

The current duplex is a single story building with the following dimensions of 32 feet in depth, 72 feet in width, and 20 feet in height. The current foundation has been eroded in the front by groundwater and has collapsed. It has currently been shored up with a temporary beam and columns. The building is currently condemned and has been fenced off by the town. The interior condition is also in poor condition with rodent infestations and mold throughout. A portion of the duplex is also sitting on the town's property line.

The cottage is a single story building with the dimensions of 39 feet in depth, 32 feet in width, and 20 feet in height. The building is also in poor condition with mold throughout. The foundation condition is also very poor with a large portion of it being above the frost line. This has resulted in numerous foundation cracks from frost heaving that have been caulked and concreted over to hide over the years. The majority of the sills are also nonexistent due to rot and bug infestations. The structure is also extremely uneven due to the foundation not being installed correctly.

Both buildings are unsightly and in very poor, uninhabitable condition.

We have the option to rebuild exactly what is there with the same exact dimensions and volume. We would like to slightly change what is on site to make it more aesthetically pleasing and resolve some of the issues with the buildings and site.

Section 11 Proposed Alterations, Section 12 Proposed Building Dimensions:

The proposed two new buildings will sit virtually on the same footprint but with new foundations and off of town property. Both buildings will need to be demolished and rebuilt from the ground up. This will solve the foundation issues with both buildings. We will also be adding to the aesthetics of the property by building cottage style units that fit in with the surrounding neighborhood. The structure dimensions and style will be as follows.

The duplex will have a total living space depth of 27 feet, 72 feet in width, and 23 feet in height. We will also be adding a 40 foot wide by 5 foot deep, front covered porch. This will give a total depth of 32 feet. The dimension changes will help remove the property off the town line as well as add to the cottage feel. It will be a 1.5 story building with dormers, again adding to the cottage feel of the area and making the property more aesthetically pleasing. The total living

space for the entire building will be 3,290 sq. ft. of living space. Each unit in the duplex will have 1, 645 sq. ft. of living space.

The cottage will now be 34 feet in depth with a front covered porch that spans the width of the building of 32 feet. The front porch will have a depth of 5 feet. This will give a total depth of 39 feet with a height of 23 feet. Again, this building will be 1.5 stories and will have dormers to add to the cottage feel that fits in with the neighborhood.

Section 28-409:

1A. The hardship request for this property is due to the current structure's condition and aesthetics. Both buildings have major foundation and wood structure problems.

1B. This request is not the result of any prior action and does not come from a desire for greater financial gain.

1C. Granting the request of this application will not alter the general characteristics of the surrounding area. It will however improve the two buildings that are in extreme disrepair and make them more in line with the homes in the area.

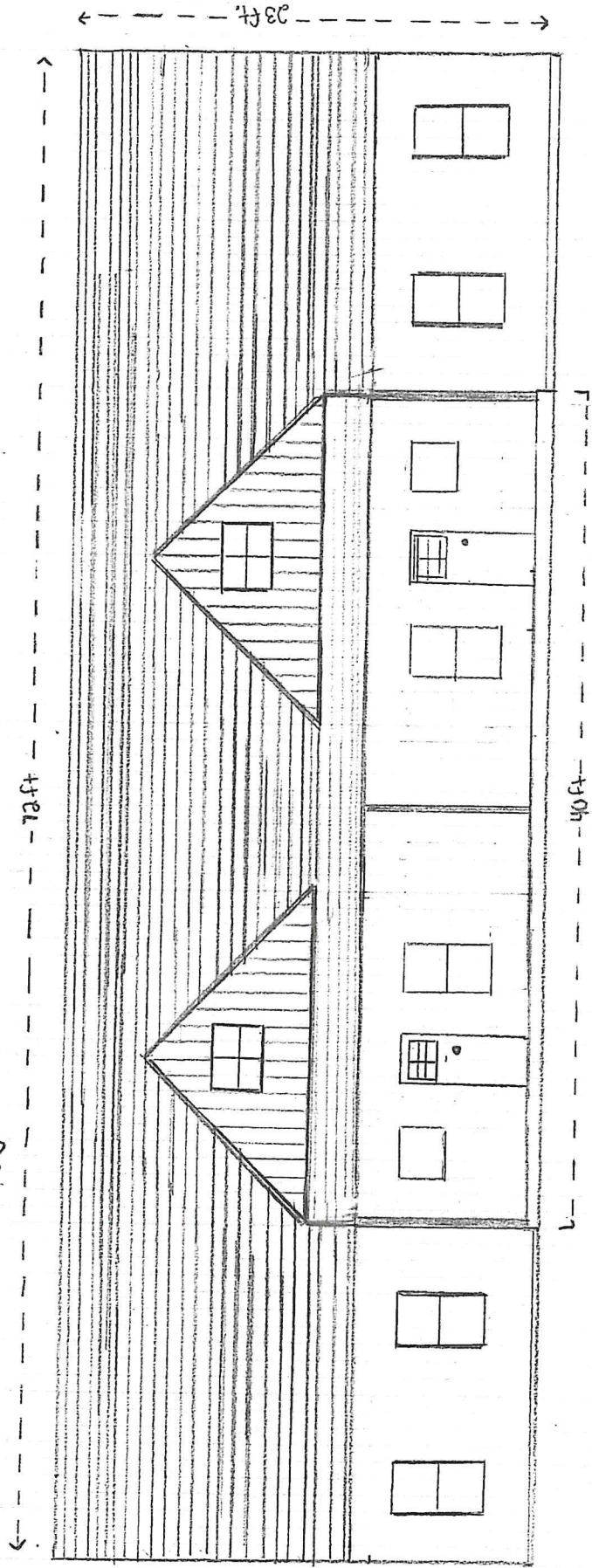
1D. This relief request is asking for the least amount of relief necessary.

1E1. Fair Wind Properties, LLC is authorizing the zoning board to enter any evidence into record for the use variance of this property located at 1,5, and 7 Coggeshall Road located in Bristol, RI 02809.

Scale:
 $\frac{1}{8}'' = 1'$
5 + 7 Coggeshall Ave.

1st Floor Sq. Ft. = 972 sq. ft.
2nd Floor Sq. Ft. = 673 sq. ft.
Sq. Ft./Unit = 1,645 sq. ft.
Total Sq. Ft. = 3,290 sq. ft.

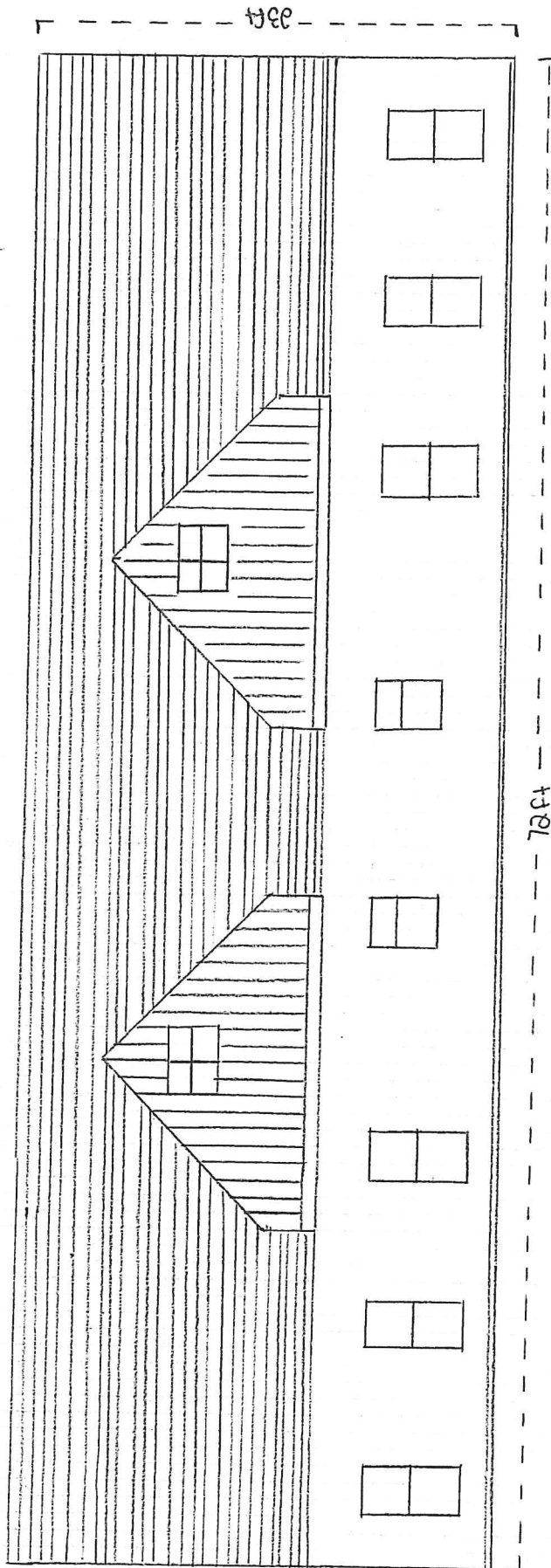
5 Coggeshall Ave. 7 Coggeshall Ave.



Front Elevation

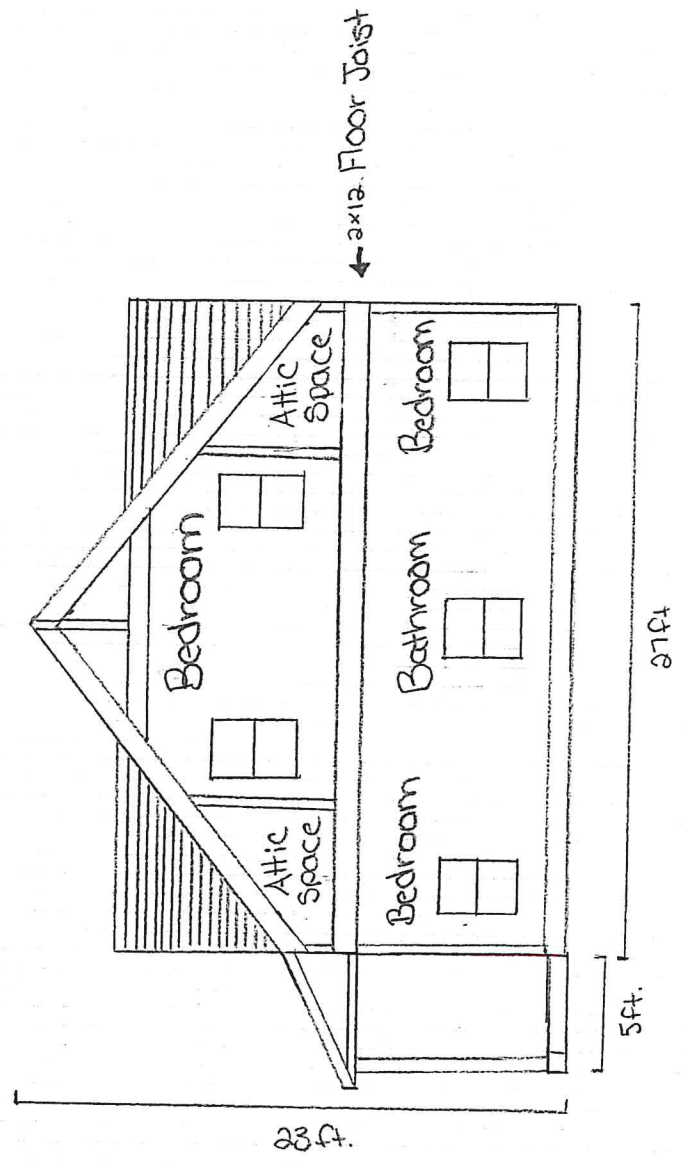
7 Coggeshall Ave.

5 Coggeshall Ave.



Rear Elevations

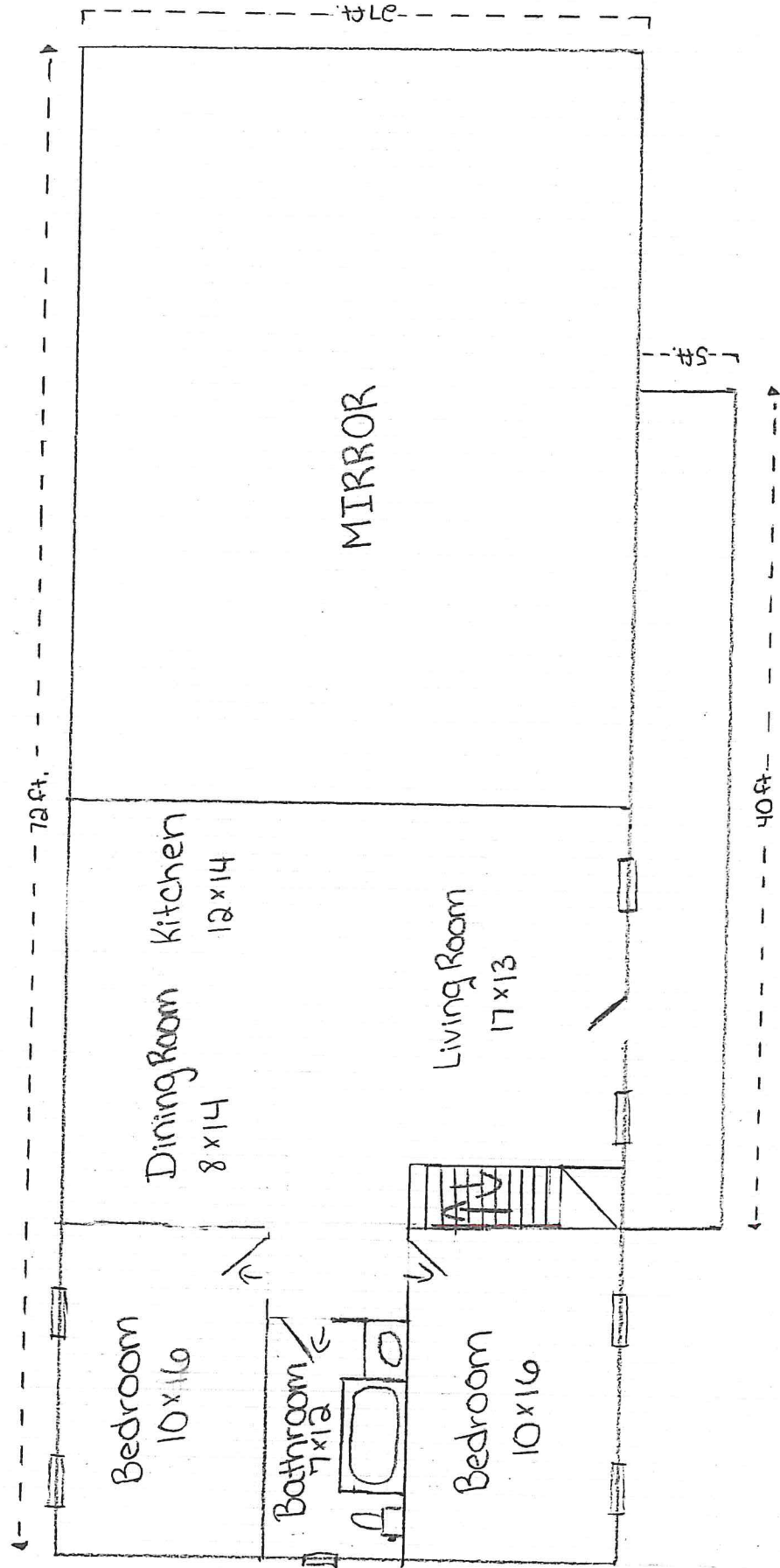
5+7 Coggeshall Ave.



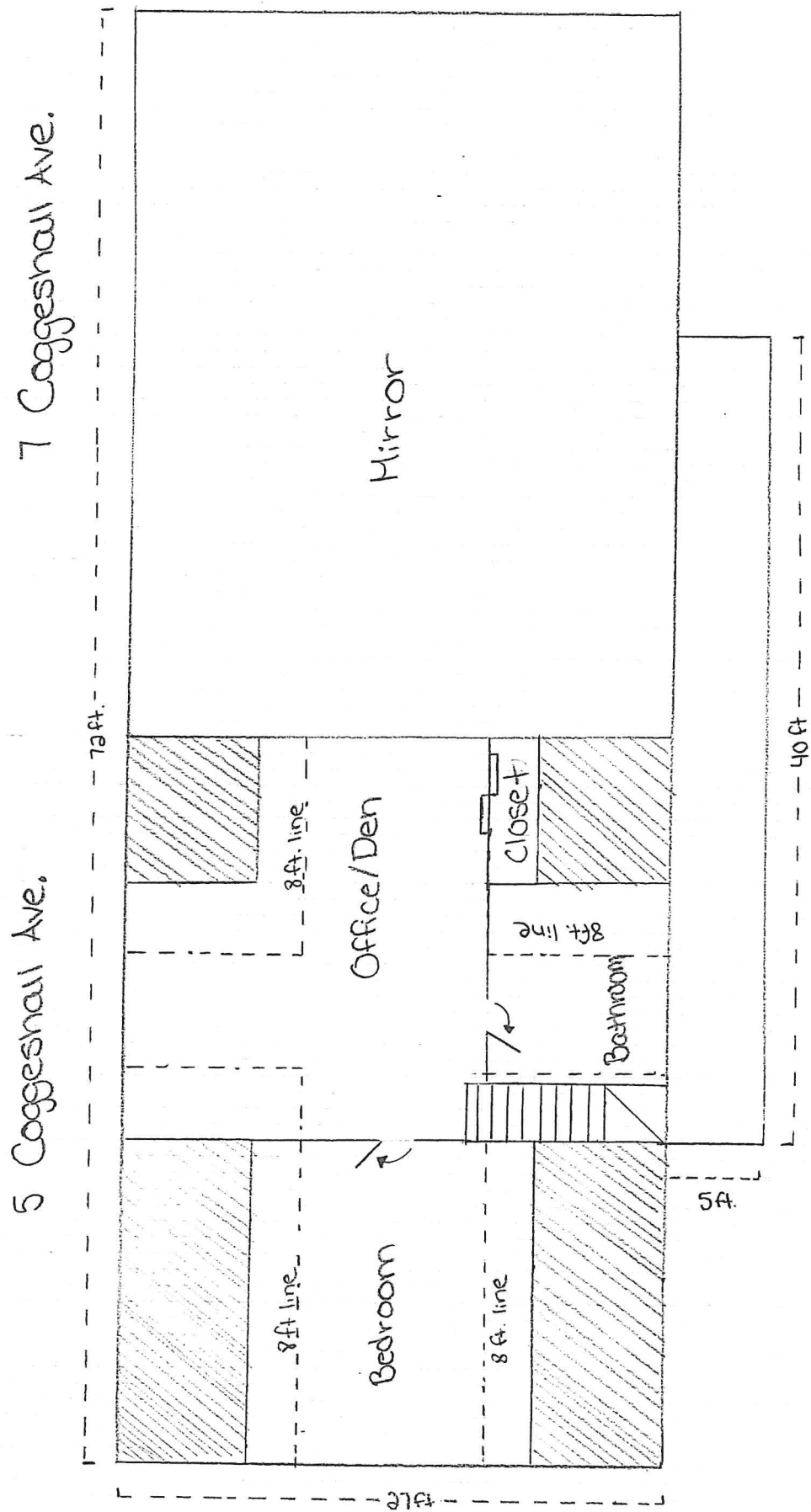
Side Elevations

7 Coggeshall Ave.

5 Coggeshall Ave.



First Floor

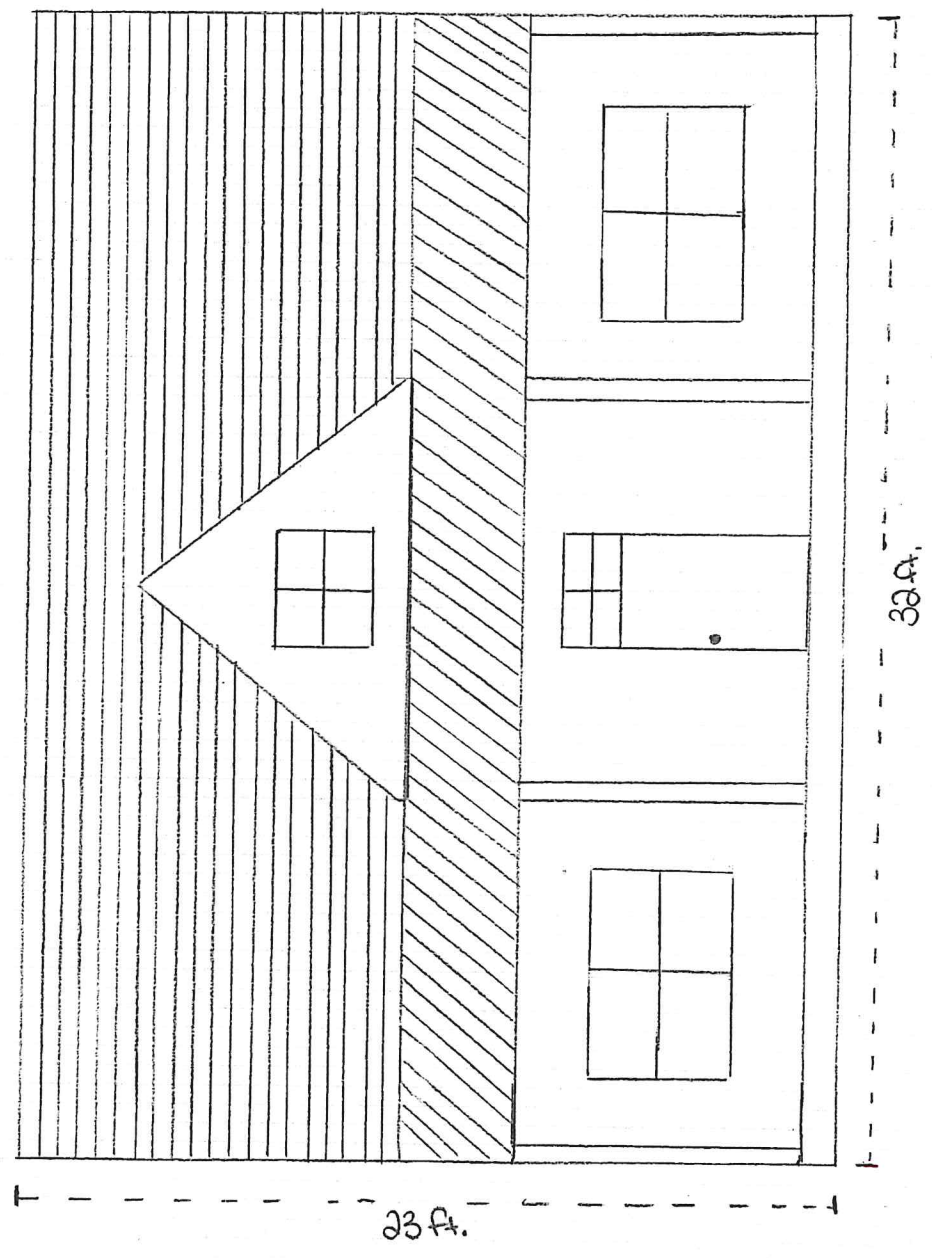


Second Floor

Scale:
 $\frac{3}{16} = 1 \text{ ft.}$

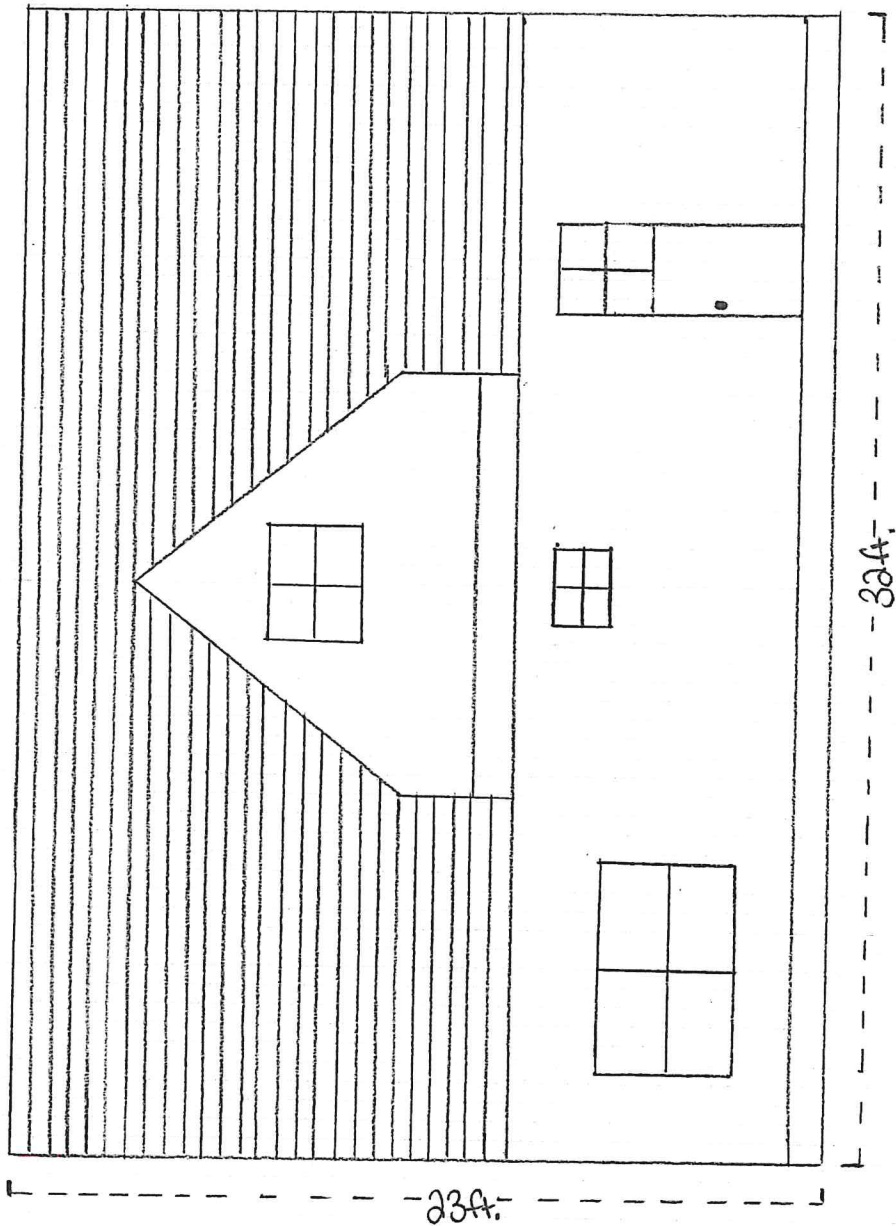
1st Floor = 1,088 sq.ft.
2nd Floor = 848 sq.ft.
Total Sq.ft. = 1,936 sq.ft.

1 Coggeshall Ave.



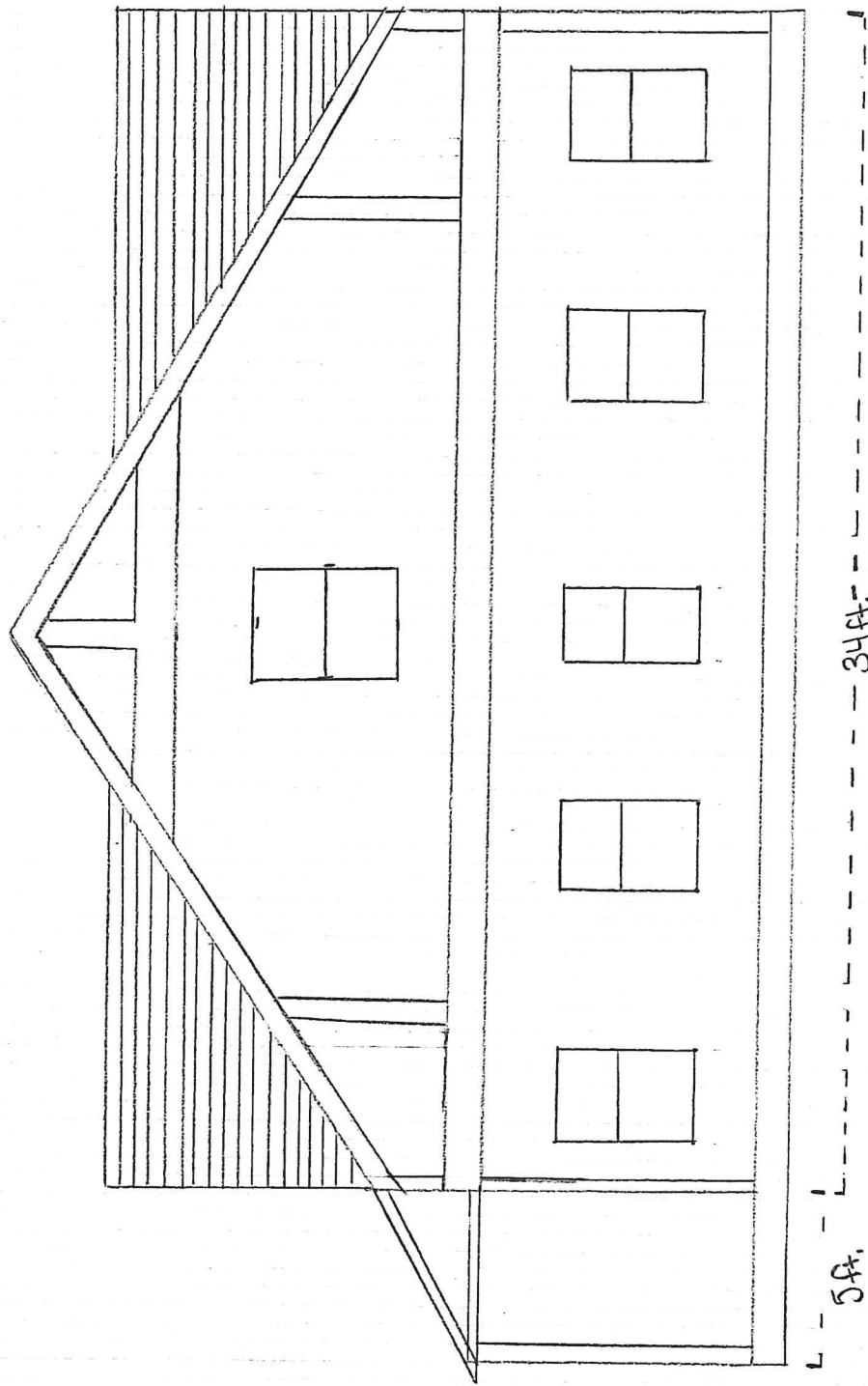
Front Elevations

1 Coggeshall Ave.

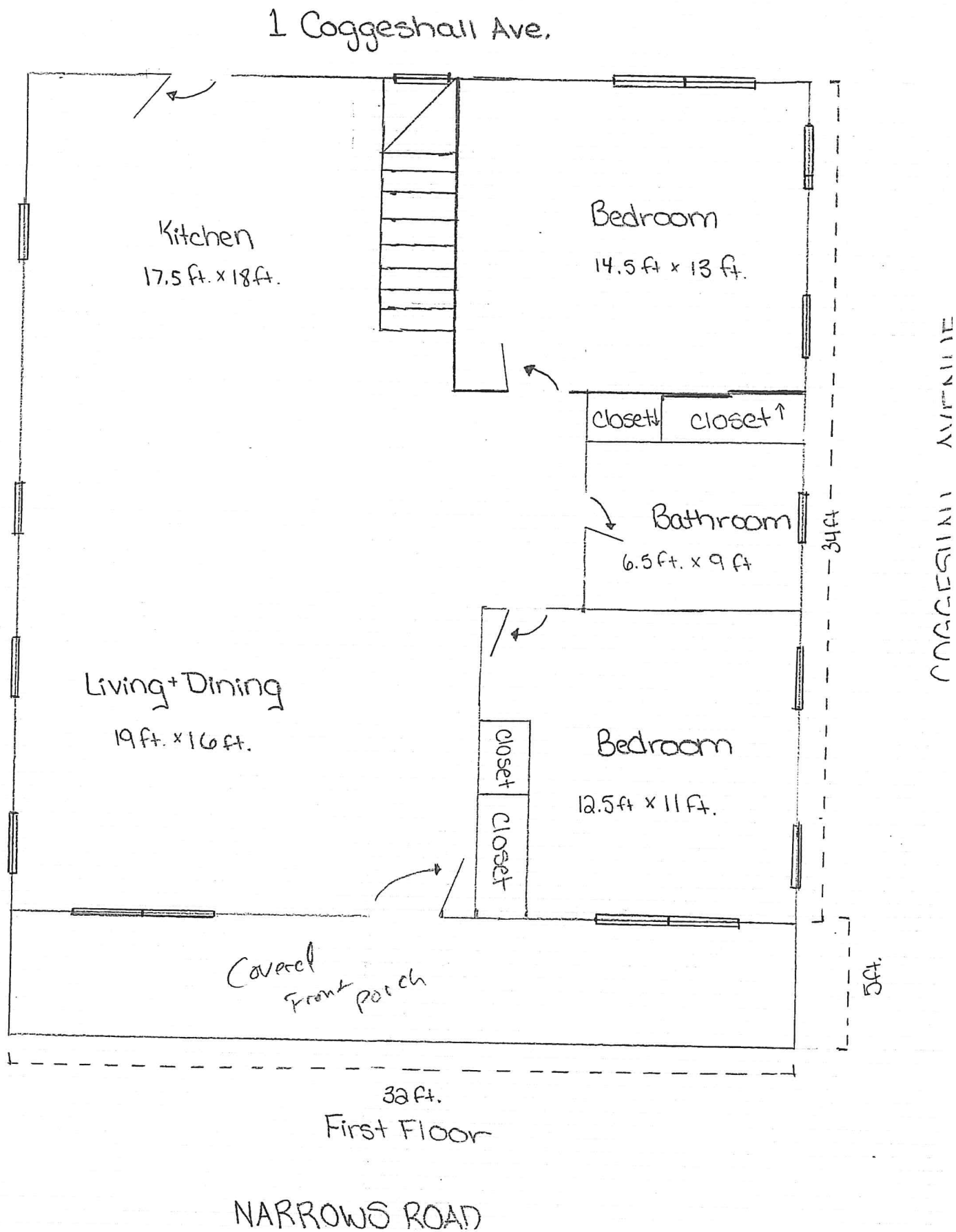


Rear Elevations

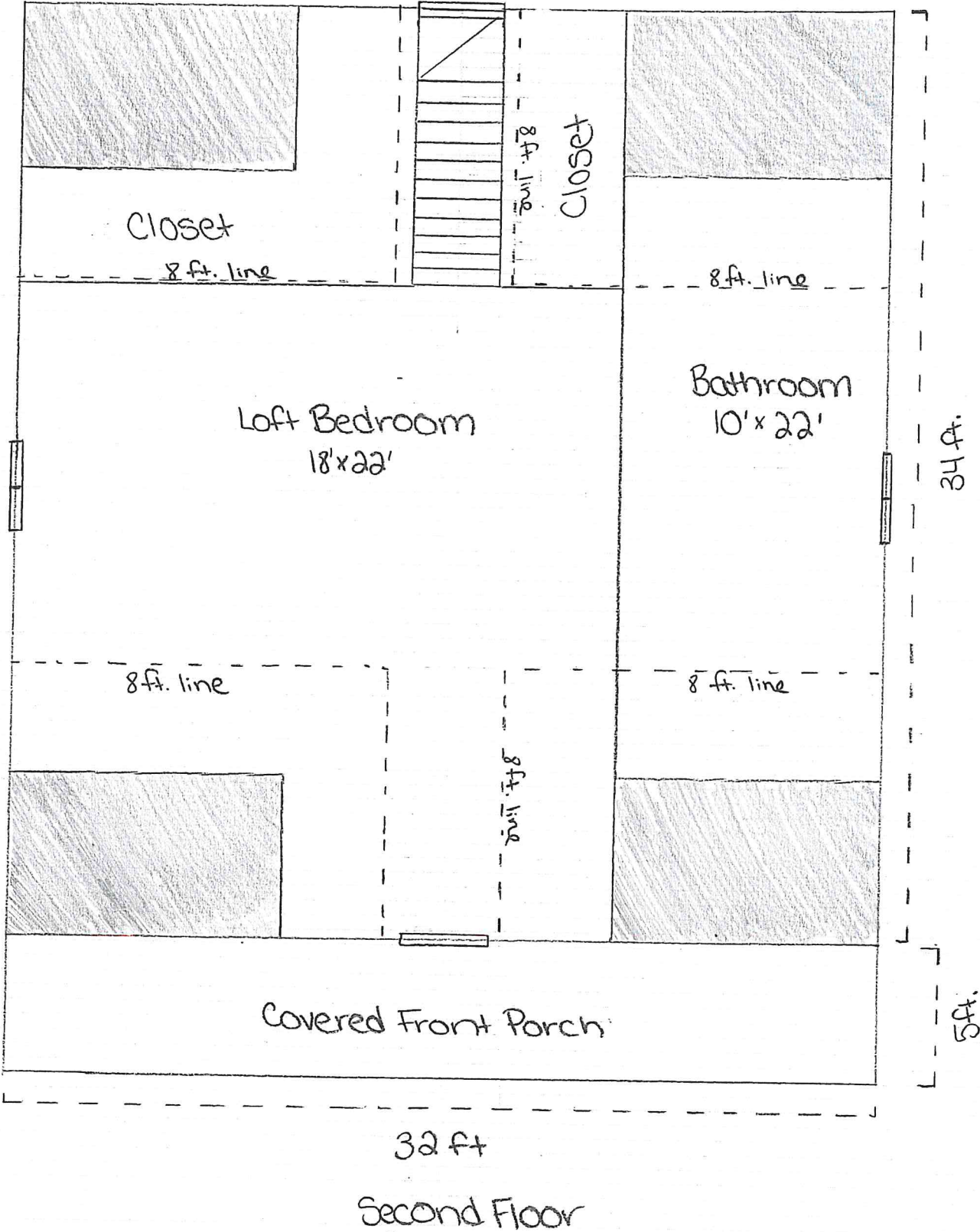
1 Coggeshall Ave.



Side Elevations



Cottage
1 Coggeshall

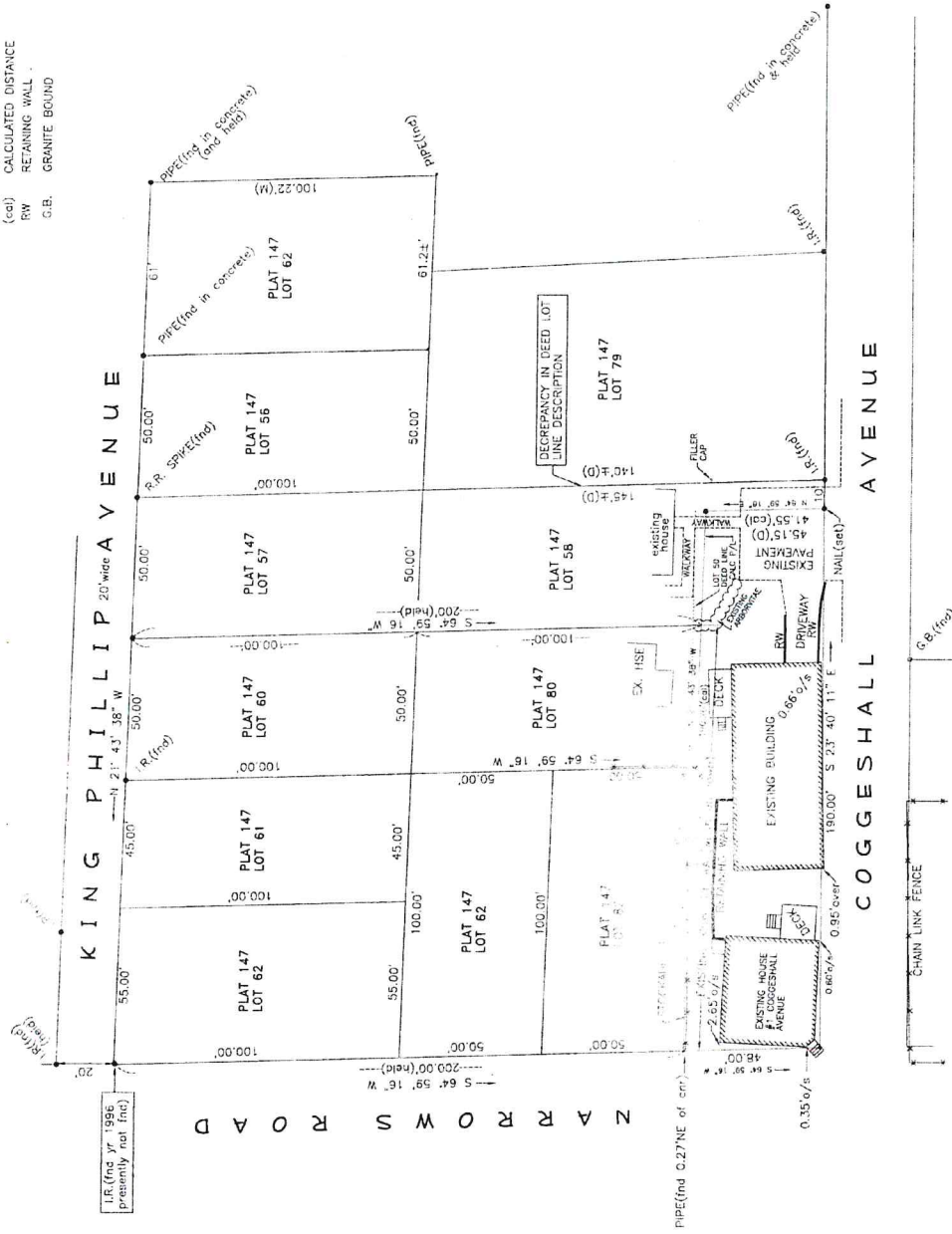


Existing Conditions

NORTH

LEGEND

- R.R. RAILROAD SPIKE
- I.P. IRON ROD
- (D) DEED REFERENCE DIMENSION
- (C) CALCULATED DISTANCE
- (O) OFFSET FROM P/L
- P/L PROPERTY LINE
- (cal) CALCULATED DISTANCE
- RW RETAINING WALL
- G.B. GRANITE BOUND

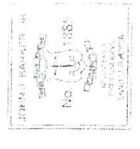


PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 15 COGGESHALL AVENUE, SURVEYED FOR DRIVEN DEVELOPMENT LLC" BY TURNING POINT SURVEY COMPANY, INC. JAN. 27, 2016



PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ADJACENT LOTS.



ZONING

R-10 ZONE MIN LOT AREA : 10,000 S.F.
 MIN LOT WIDTH : 60' for 1 DR
 MIN LOT FRONTAGE : 80'
 BUILDING SETBACKS :
 FRONT : 30.00'
 SIDE : 10.00'
 REAR : 15.00'
 MAX. BLDG COVERAGE : 25%

CERTIFICATION

THE SURVEY WAS CONDUCTED AND THE PLAN, AS SHOWN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS REGISTRATION OF PROFESSIONAL LAND SURVEYORS. THE SURVEY WAS CONDUCTED AND THE PLAN, AS SHOWN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS REGISTRATION OF PROFESSIONAL LAND SURVEYORS.

THE PURPOSE OF THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS INDICATED BY THE TITLE OF THE PLAN AND THE PURPOSE OF THE SURVEY.

B.L. BARKER
 C.O.S. & L.S. 1550
 P.L.S. # 1550

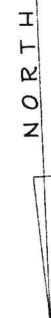
BARKER LAND SURVEYING, INC.
 155 HIGH ST. BRISTOL, R.I. 02809 (401) 254-0514

SITE PLAN OF

PLAT 147 LOT 50

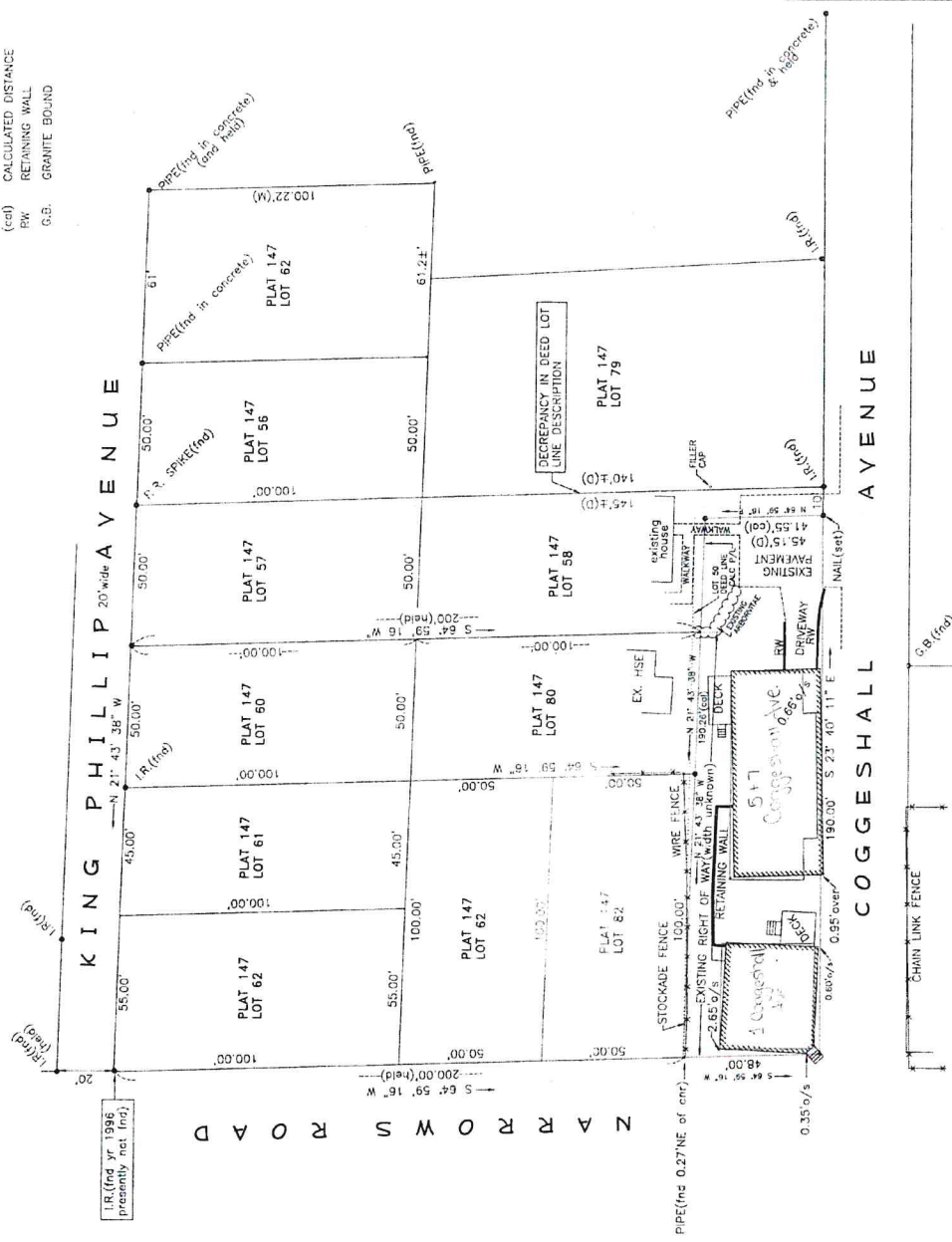
AREA : 8505 sq. ft.	I.L. BOOK 1948 page 147
1 COGGESHALL AVENUE	PLAT 147 LOT 50 BRISTOL, R.I.
DWG NO. 230102-829	DATE 3/12/2024
SCALE 1"=50'	SHEET 1 OF 1
JJB	JJB

Proposed Building Locations



LEGEND

- R.R. RAILROAD SPIKE
- I.R. IRON ROD
- (D) DEED REFERENCE DIMENSION
- (M) FIELD MEASUREMENT
- (C) OFFICIAL RECORD P/L
- P/L PROPERTY LINE
- (cal) CALCULATED DISTANCE
- RW RETAINING WALL
- G.B. GRANITE BOUND



PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 15 COGGESHALL AVENUE SURVEYED FOR DRIVEN DEVELOPMENT LLC" BY TURNING POINT SURVEY COMPANY, INC. JAN. 27 2016



PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ADJUTING LOTS.



ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
MIN. LOT WIDTH : 80' for 1.0U
MIN. LOT FRONTAGE : 80'
BUILDING SETBACKS
FRONT : 30.00'
SIDE : 15.00'
REAR : 15.00'
MAX. BLDG COVERAGE : 25%

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE MASSACHUSETTS REGISTRATION OF PROFESSIONAL SURVEYORS ACT, CHAPTER 269A, SECTION 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEEDS REFERENCE IN THIS PLAN AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS REFERENCE IN THIS PLAN AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEEDS REFERENCE IN THIS PLAN AND HAS FOUND THEM TO BE CORRECT.

DATE: 5/2/2023
DRAWN BY: JJB
SHEET: 1 OF 1

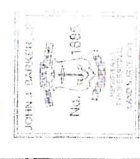
BARKER LAND SURVEYING, INC.
140 HIGH ST. BRISTOL, MA 01920-4011 (508) 684-0874

SITE PLAN OF

PLAT 147 LOT 50

AREA : 8505 s.f. L.E. 900K 1848 page 147
1 COGGESHALL AVENUE PLAT 147 LOT 50 BRISTOL R.I.

DWG NO.	SCALE	DATE	DRAWN BY	SHEET
230102-829	1"=30'	5/2/2023	JJB	1 OF 1



Bristol

1 COGGESHALL AVE

Card 1 of 2

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment

\$491,900

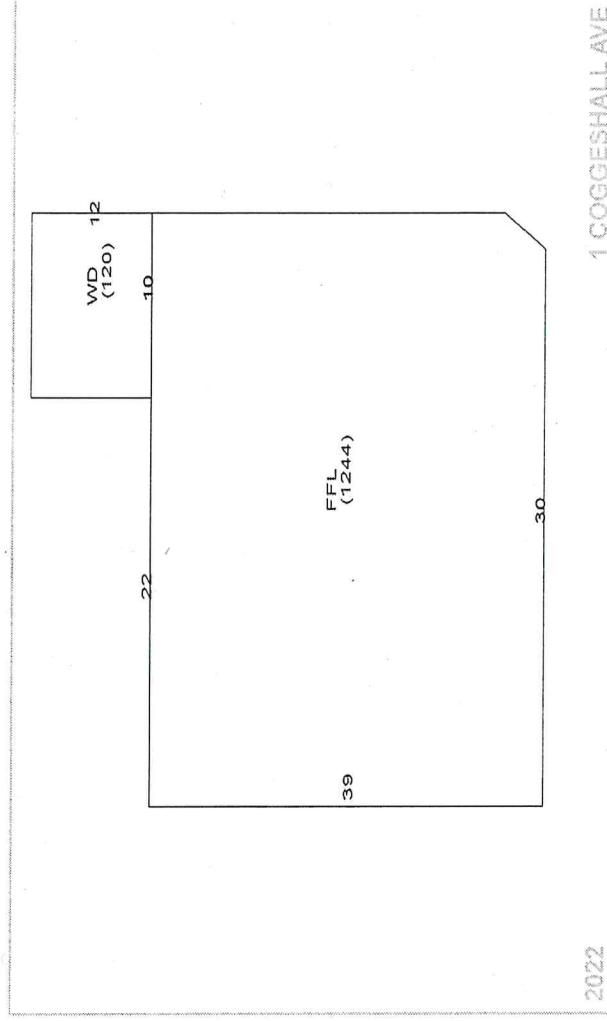
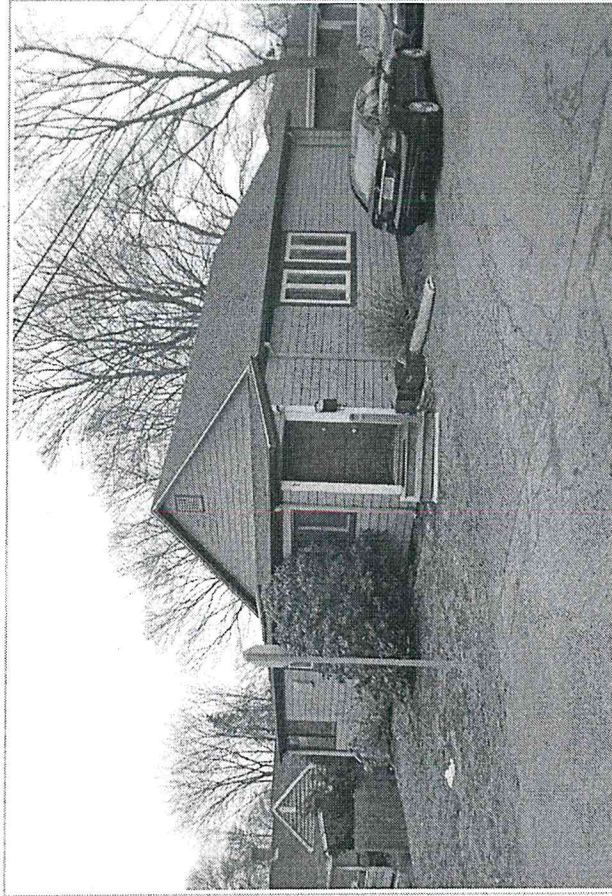


Owner		Owner Account #:		% Owned	
Owner 1	AMARAL, RICARDO J & ROBERT			0.00	
Owner 2				0.00	
Owner 3				0.00	
Address 17 Goullart Ave, BRISTOL, RI 02809-0000					

Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230		W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

Assessment						
Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900
Source > Mkt Adj Cost				VAL per SQ Unit/Card >	194.43	VAL per SQ Unit/Parcel > 78.60

Previous Assessments						
Year	LUC	Building	SFYI	Land Size	Land	Appraised Value
2022	01	351,300	0	0	140,600	491,900
2021	01	264,700	0	0	129,500	394,200
2020	01	264,700	0	0	129,500	394,200
2019	01	264,700	0	0	129,500	394,200
2018	01	246,300	0	0	107,100	353,400
2017	01	246,300	0	0	107,100	353,400



Land Information						
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted
01 Single Fam	0.20282	AC	P	1.00	630,000	693,226
2						
3						
4						

Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
N							140,600			1.00	0

Plat/Lot 147 50

Account: 7415

LUC 01

Zone R-10

Assessment

\$491,900



Building Information

Description		Description	
BLDG Type	Ranch	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shnal	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceill HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Quantity	Quality
1	Typical
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	Typical
Ext Kitchens	
Fireplaces	
W.S. Flues	Typical

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	2	U
2			
3			
4			
Totals	1	5	2

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	Topography
Alt LUC		Alt %	Street
	0.00		Traffic
Depreciation			
	Bas \$/SQ	121.00	
	Size Adj	1.19	
	Constr Adj	1.01	
Condition	FA	FA - Fair-Avg	39.2
Functional	-	Adj \$/SQ	144.92
Economic	-	Othr Featrs	22,500
Special	-	Grade Fac	1.00
OV	-	Neigh Infl	1.00
	-	Land Factor	1.00
	-	Adj Total	204,940
		Depreciation	80,336
		Depr Total	124,604
Total Depreciation % > 39.2			

Other Factors

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,244	1,244	144.92	180,280
WD	WOOD DECK	120	0	18.00	2,160
Total		1,364	1,244		182,440

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	1,244	1,244	144.92	180,280
WD	WOOD DECK	120	0	18.00	2,160
Total		1,364	1,244		182,440

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
05/28/2009	B36191		BLDG	0		Closed	REPAIR ROOF SHINGLES AND RE-POINT CHIMNEY
07/29/2004	B35824		BLDG	0		Closed	REPLACE EXISTING DECK (12 X 10), REPLACING SIDE DOOR
02/06/2004	M15670		MECH	0		Closed	INSTALL BOILER/CK #1878

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Bristol

1 COGGESHALL AVE

Card 2 of 2

Plat/Lot 147 50

Account: 7415

LUC.01

Zone R-10

Assessment

\$491,900

Owner

Owner Account #:

Owner 1 AMARAL, RICARDO J & ROBERT

Owner 2

Owner 3

Address 17 Goulart Ave, BRISTOL, RI 02809-0000

% Owned

0.00

0.00

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230	W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J F

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900

Source >

Mkt Adj Cost

VAL per SQ Unit/Card >

46.32

VAL per SQ Unit/Parcel >

78.60

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400
2017	01	246,300	0	0	107,100	0	353,400	353,400

Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 02 2-5 Family	0	AC	P	1.00	630,000	0	N							0			1.00	0
2																		
3																		
4																		

2022

6

WD (150) 25

8

WD (136) 17

32

EEL BMT (2304)

72

32

1 COGGESHALL AVE

Print Date = 4/11/2023

Printed By = Counter

Year ID: 2022

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted

Item 4E.

► Building Information

Description			Description	
BLDG Type	2 Family	Story Height	1 Story	
RES Units	2	COM Units	0	
Foundation	Concrete	BMT Floor	Concrete	
Frame 1	Wood	Frame 2		%
EXT Wall 1	Claiboard	EXT Wall 2		%
Roof Type 1	Hip	Roof Type 2		%
Roof Cover 1	Asphalt Shnr	Roof Cover 2		%
INT Wall 1	Drywall	INT Wall 2		%
Floors 1	Hardwood	Floors 2		%
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	BB Hot Water	
# Heat Sys		% Heated	100	
% Solar HW		% A/C		
% COM Wall		% Vacuum		
Ceil HGHT		Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

Quantity

Typical	2	Typical
Full Bath		
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	2	
Ext Kitchens		
Fireplaces		
W.S. Flues		

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	11	6	U
2				
3				
4				
Totals	1	11	6	

Print Date = 4/11/2023 Printed By = Counter

Account: 7415

► Grade				► Other Factors			
Grade	Q4	Q4		Flood Hazard	Topography	LEVEL	
Year Built	1940	EFF Year		Street	PAVED		
Alt LUC	2.5 Fa	Alt %	100.00	Traffic			
► Depreciation				Bas \$/SQ	123.00		
	Code	Description	%	Size Adj	1.01		
Condition	FA	FA - Fair-Avg	39.2	Constr Adj	1.01		
Functional		-	0.0	Adj \$/SQ	125.26		
Economic		-		Other Featrs	36,000		
				Grade Fac	1.00		
Special		-	0.0	Neigh Infl	1.00		
OV		-		Land Factor	1.00		
				Adj Total	372,832		
				Depreciation	146,150		
				Depr Total	226,682		
Total Depreciation %			> 39.2				

► Remodeling History

Complex	Location	Plumbing	Additions
Total Units	Electric	Interior	
FL Level	Heating	Exterior	
# Floors	General	Kitchen	
Bldg Seq		Bath(s)	

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
1					
2					
3					
4					
5					
6					
7					
8					
9					

► Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Assessment

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	2,304	2,304	125.26	288,599
BMT	BASEMENT	2,304	0	18.79	43,292
WD	WOOD DECK	286	0	17.29	4,941
Total		4,894	2,304		336,832

► Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

\$491,900

REVALUATION GROUP LLC	
► Visit History	
Date	Result By
8/17/2021	REVIEW MM
5/25/2018	REVIEW JH
5/14/2018	MEASURED JN
7/17/2007	LISTED
7/17/2007	LISTED
7/6/2007	CALL BACK
7/6/2007	CALL BACK
6/28/2007	MEASURE
6/28/2007	MEASURE

► Notes

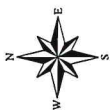
2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

► Other Info.

AFDU	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Year ID: 2022

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranted.



1 Coggeshall Avenue - 300' Radius

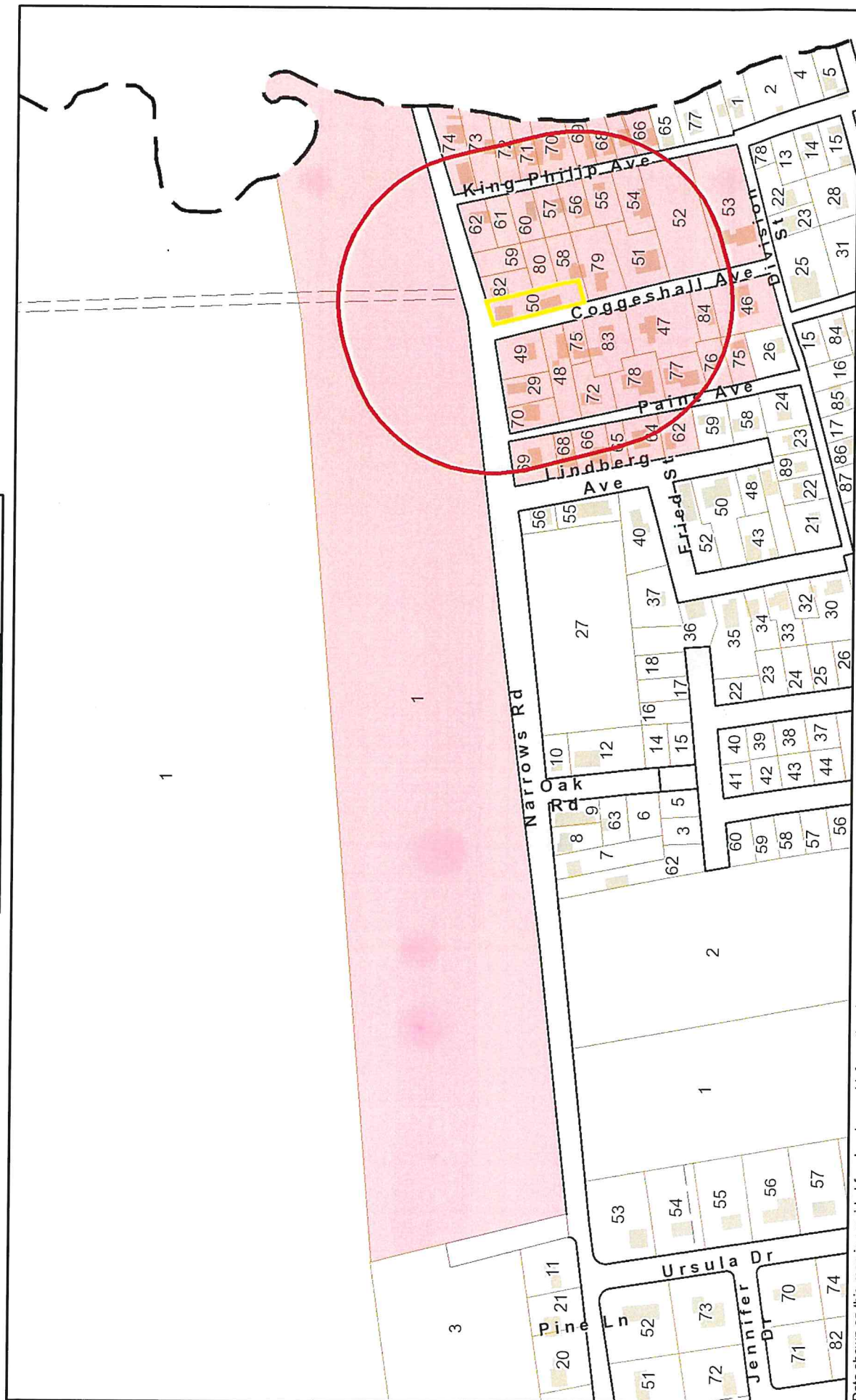
Bristol, RI

April 10, 2023

1 inch = 281 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 147-46
CAMA Number: 147-46
Property Address: 40 COGGESHALL AVE

Mailing Address: BENEVIDES, KENNETH A. MARY LOU
ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-52
CAMA Number: 147-52
Property Address: 31 COGGESHALL AVE

Mailing Address: BRANCA-SANTOS, PAULA & SANTOS
RICHARD JR TE
135 REMSEN RD
YONKERS, NY 10710

Parcel Number: 147-53
CAMA Number: 147-53
Property Address: 41 COGGESHALL AVE

Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES
TRUST ARMITAGE-BRISTOW, MARSHA;
TRUSTEE, ARMITAGE-BRISTOW
41 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050



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4/10/2023

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Page 1 of 5



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 147-55 CAMA Number: 147-55 Property Address: 101 KING PHILLIP AVE	Mailing Address: GORHAM, COURTNEY LOUISE & MONTESANO, MICHAEL JOSEP 101 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-56 CAMA Number: 147-56 Property Address: 103 KING PHILLIP AVE	Mailing Address: LOWE, DIANE VERDOLOTTI 23 CONE DR WEST WARWICK, RI 02893
Parcel Number: 147-57 CAMA Number: 147-57 Property Address: 105 KING PHILLIP AVE	Mailing Address: THURSTON, -PILLER RENA S. 105 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-58 CAMA Number: 147-58 Property Address: 11 COGGESHALL AVE	Mailing Address: 11 COGGESHALL, LLC 4 MUNRO AVENUE WARREN, RI 02885
Parcel Number: 147-59 CAMA Number: 147-59 Property Address: 136 NARROWS RD	Mailing Address: ALMEIDA, JULIE C 87 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 147-60 CAMA Number: 147-60 Property Address: 107 KING PHILLIP AVE	Mailing Address: COCHRAN, E. ROSS 107 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-61 CAMA Number: 147-61 Property Address: KING PHILLIP AVE	Mailing Address: VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
Parcel Number: 147-62 CAMA Number: 147-62 Property Address: 111 KING PHILLIP AVE	Mailing Address: VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
Parcel Number: 147-66 CAMA Number: 147-66 Property Address: 96 KING PHILLIP AVE	Mailing Address: PEREIRA, ISAURA, LIFE ESTATE 273 PECKHAM ST FALL RIVER, MA 02724
Parcel Number: 147-67 CAMA Number: 147-67 Property Address: 98 KING PHILLIP AVE	Mailing Address: BEEBE, KEVIN J. MARY JANE TE 98 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-68 CAMA Number: 147-68 Property Address: 100 KING PHILLIP AVE	Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG, DARLENE M. 100 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-69 CAMA Number: 147-69 Property Address: 102 KING PHILLIP AVE	Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE TE 6409 MEADOWVIEW CT PLANO, TX 75024



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Page 2 of 5



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 147-70 CAMA Number: 147-70 Property Address: 104 KING PHILLIP AVE	Mailing Address: IRONS, STEPHEN L & KAREN M TE 104 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-71 CAMA Number: 147-71 Property Address: 106 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-72 CAMA Number: 147-72 Property Address: 108 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-73 CAMA Number: 147-73 Property Address: 110 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-74 CAMA Number: 147-74 Property Address: 148 NARROWS RD	Mailing Address: PACHECO, WALTER & KIMBERLY TE 148 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-75 CAMA Number: 147-75 Property Address: 10 COGGESHALL AVE	Mailing Address: GAUDETTE, THOMAS 10 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-79 CAMA Number: 147-79 Property Address: 15 COGGESHALL AVE	Mailing Address: MERKLE, JEFFREY C & EILEEN TE 15 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-80 CAMA Number: 147-80 Property Address: 132 NARROWS RD	Mailing Address: MACDONALD, PATRICIA A ETAL ROBERT I. SHAW 92 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 147-82 CAMA Number: 147-82 Property Address: 134 NARROWS RD	Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE 134 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-83 CAMA Number: 147-83 Property Address: 14 COGGESHALL AVE	Mailing Address: CATALANO, FRANK P SUSAN ETUX TE 14 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-84 CAMA Number: 147-84 Property Address: 32 COGGESHALL AVE	Mailing Address: PICCIRILLI, MARIA E. 32 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 147-87 CAMA Number: 147-87 Property Address: KING PHILLIP AVE	Mailing Address: GIBALDI JUDITH M & ROCCO JT 8 JEANETTE DR PORT WASHINGTON, NY 11050



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 148-29 CAMA Number: 148-29 Property Address: 126 NARROWS RD	Mailing Address: URSINI, JUSTIN R 126 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-62 CAMA Number: 148-62 Property Address: 21 LINDBERG AVE	Mailing Address: PINTO, MARK S. 21 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-64 CAMA Number: 148-64 Property Address: 14 PAINE AVE	Mailing Address: SPATES, RICHARD M. TRACEY M. TE 14 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-65 CAMA Number: 148-65 Property Address: 12 PAINE AVE	Mailing Address: USHER, PATRICK JR & LEITE, DIANE 12 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-66 CAMA Number: 148-66 Property Address: 9 LINDBERG AVE	Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT 9 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-68 CAMA Number: 148-68 Property Address: 5 LINDBERG AVE	Mailing Address: USHER, PATRICK JR & LEITE, DIANE 5 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-69 CAMA Number: 148-69 Property Address: 110 NARROWS RD	Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T. 110 NARROWS ROAD BRISTOL, RI 02809
Parcel Number: 148-70 CAMA Number: 148-70 Property Address: 112 NARROWS RD	Mailing Address: SERRA, JOSE ANTONIO FIGUEROA & DIAZ, SABRINA CANCEL TE 112 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-72 CAMA Number: 148-72 Property Address: 9 PAINE AVE	Mailing Address: SECURO, FRANCES E. LE DESILETS, ERIC M. 9 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-75 CAMA Number: 148-75 Property Address: 25 PAINE AVE	Mailing Address: DEBRONZO, JEAN E. 25 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-77 CAMA Number: 148-77 Property Address: 19 PAINE AVE	Mailing Address: PIRES, DAVID A. PATRICIA A. 19 PAINE AVE BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI

April 10, 2023

Parcel Number: 148-78
CAMA Number: 148-78
Property Address: 15 PAINE AVE

Mailing Address: DUNCAN, WHITNEY P CHAIKIN,
CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840



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4/10/2023

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Page 5 of 5

11 COGGESHALL, LLC
4 MUNRO AVENUE
WARREN, RI 02885

COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

AMARAL, RICARDO J & ROBE
17 Goulart Ave
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840

MACDONALD, PATRICIA A ETA
ROBERT I. SHAW
92 KING PHILIP AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

BENEVIDES, KENNETH A.
MARY LOU ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

BRANCA-SANTOS, PAULA & SA
135 REMSEN RD
YONKERS, NY 10710

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

PEREIRA, ISAURA, LIFE EST
273 PECKHAM ST
FALL RIVER, MA 02724

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

PIRES, DAVID A.
PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

VOYER, BARBARA A
SERGE A.
88 MOCCASIN DRIVE
WARWICK, RI 02889

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

USHER, PATRICK JR & LEITE
12 PAINE AVE
BRISTOL, RI 02809

USHER, PATRICK JR & LEITE
5 LINDBERG AVE
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-19

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 1, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Eric L. and Ruthann DeLong**

PROPERTY OWNER: **Eric L. and Ruthann DeLong**

LOCATION: **120 Peck Avenue**

PLAT: **61** LOT: **17**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE: to construct a 22ft. x 22ft. accessory garage structure with less than the required front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

APPLICATION

File No: 2023-20

Accepted by ZEO: EG/10/2023

APPLICANT:	Name: <u>Eric + Ruthann DeLong</u>		
	Address: <u>120 Peck Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>508-954-3340</u>	Email: <u>eldejong@gmail.com</u>	
PROPERTY OWNER:	Name: <u>SAME</u>		
	Address: _____		
	City: _____	State: _____	Zip: _____
	Phone #: _____	Email: _____	

1. Location of subject property: 120 Peck Ave Bristol, RI 02809
 Assessor's Plat(s) #: 61 Lot(s) #: 17
2. Zoning district in which property is located: R-10
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): Frontyard setback
 Special Use Permit Section(s): _____
 Use Variance Section(s): _____
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? 10 months
7. Present use of property: Single family home
8. Is there a building on the property at present? yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
Single family home w/ rear deck + shed
10. Proposed use of property: will stay single family home, will add detached 2 car garage 22' x 22'

11. Give extent of proposed alterations: new 2 car garage-detached

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
22' W X 22' L X 16' H

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>30'</u>	Proposed Setback: <u>24'</u>
Left side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>10'</u>
Right side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>80'</u>
Rear lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>24'</u>
Building height:	Required: <u>20'</u>	Proposed: <u>16'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? No
 If yes, has he refused a permit? _____
 If refused, on what grounds? _____

15. Are there any easements on your property? No (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: town Sewer: town

17. Is the property located in the Bristol Historic District or is it an individually listed property? No

18. Is the property located in a flood zone? No If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature] Date: 4/7/2023

Print Name: Eric L. DeLong

Property Owner's Signature: [Signature] Date: 4/7/2023

Print Name: Eric L. DeLong

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

April 15, 2003

Dear Zoning Board,

We are applying for a 6' 6" variance on the front setback from Peck Avenue on our new detached two car garage.

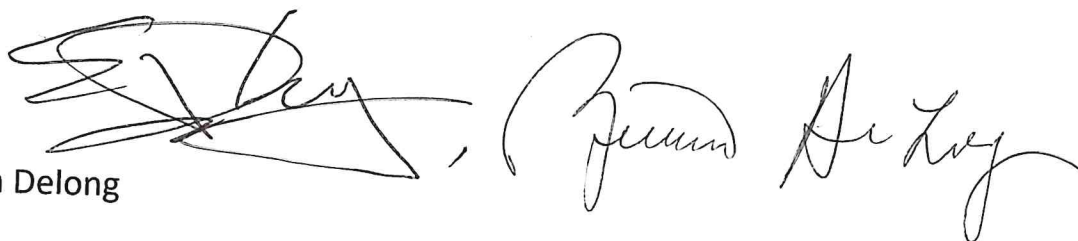
Currently we have a 10' x 12' shed at the rear of the property and a stone fireplace in the back corner of the property behind where the proposed garage will be located. We would like to be able to utilize as much of the backyard as possible for entertainment and would like to fence in an adequate area for our dog Stella, who loves to run.

The single-family home front setback is currently less than 15' feet from Peck Ave. The proposed garage setback will be 23' 6" from Peck Avenue.

Thank you all for your consideration for this variance.

Blessings,

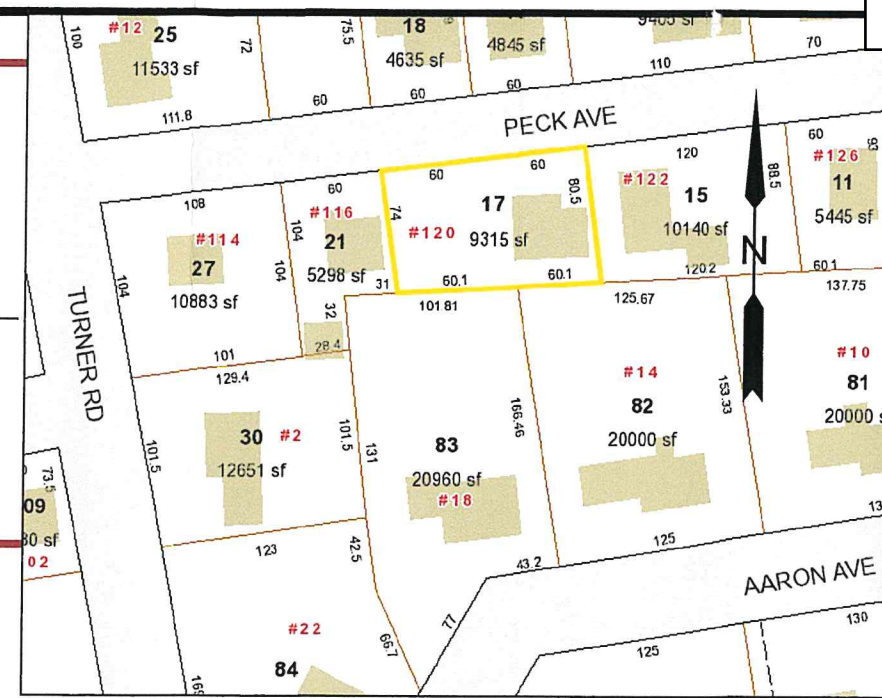
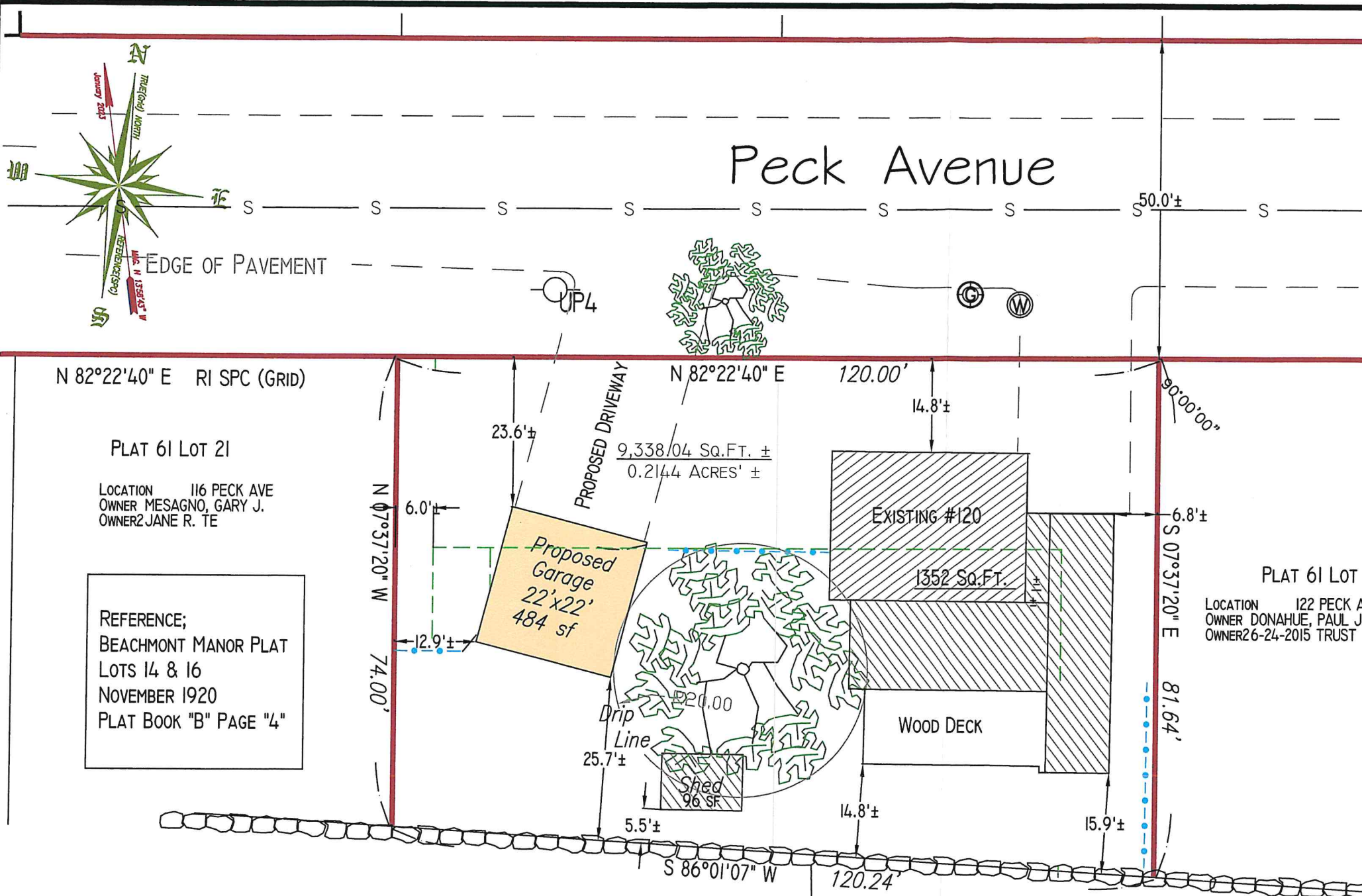
Eric & Ruthann Delong

The block contains three handwritten signatures in black ink. The first signature on the left is a stylized, cursive signature that appears to be 'Eric Delong'. The second signature in the middle is a cursive signature that appears to be 'Ruthann Delong'. The third signature on the right is a cursive signature that appears to be 'Eric Delong'.



The garage will be like this, with white trim and white cedar shingle. No cupola.

22'W x 22'L x 16' H



- LEGEND**
(SYMBOLS MAY BE FOUND ON PLAN)
- | | | | |
|---------------|--------------------|-----|-----------------------|
| IRF | IRON ROD FOUND | W | WATER |
| IRS | IRON ROD SET | G | GAS |
| MON TO BE SET | MONUMENT TO BE SET | M | MANHOLE |
| PK | PK NAIL FOUND | EX | EXISTING FIRE HYDRANT |
| FP | FENCE POST | CB | CATCH BASIN DOUBLE |
| MF | MONUMENT FOUND | S | SEWER |
| FL | FENCE LINE | UP | UTILITY POLE |
| DHF | DRILL HOLE FOUND | T/A | TAX ASSESSOR |
| X | SPOT GRADE | DHS | DRILL HOLE SET |
| SP | SURVEY POINT | WV | EXISTING WATER VALVE |
| RIHB | RIHB | GV | EXISTING GAS VALVE |
| IP | IRON PIPE FOUND | CB | EXISTING CATCH BASIN |

Zoning Residential 10

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	9,338 sf	9,338 sf
MIN. LOT WIDTH	80'	120'	120'
MIN LOT FRONTAGE	80'	120'	120'
MAX. LOT COVERAGE	25%	15.5%	20.7%
MIN. FRONT YARD	30'	14.8'	14.8'
MIN. SIDE YARD	15'	6.8'	6.8'
MIN. REAR YARD	30'	14.8'	14.8'

Existing Non-Conforming Use
Existing Substandard Lots of Record

Copyright 2023 Stephen M. Murgos
This Survey is being Provided Solely for the use of the Current Parties, and that no License has been Created, Expressed or Implied, to copy the Survey except as it is Necessary in Conjunction with the Original Transaction.

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:

(a) Type of Boundary Survey Comprehensive Boundary Survey Measurement Specification

(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

BY:
Stephen M. Murgos Sr. PLS # 1663
COA # A63

April 12, 2023



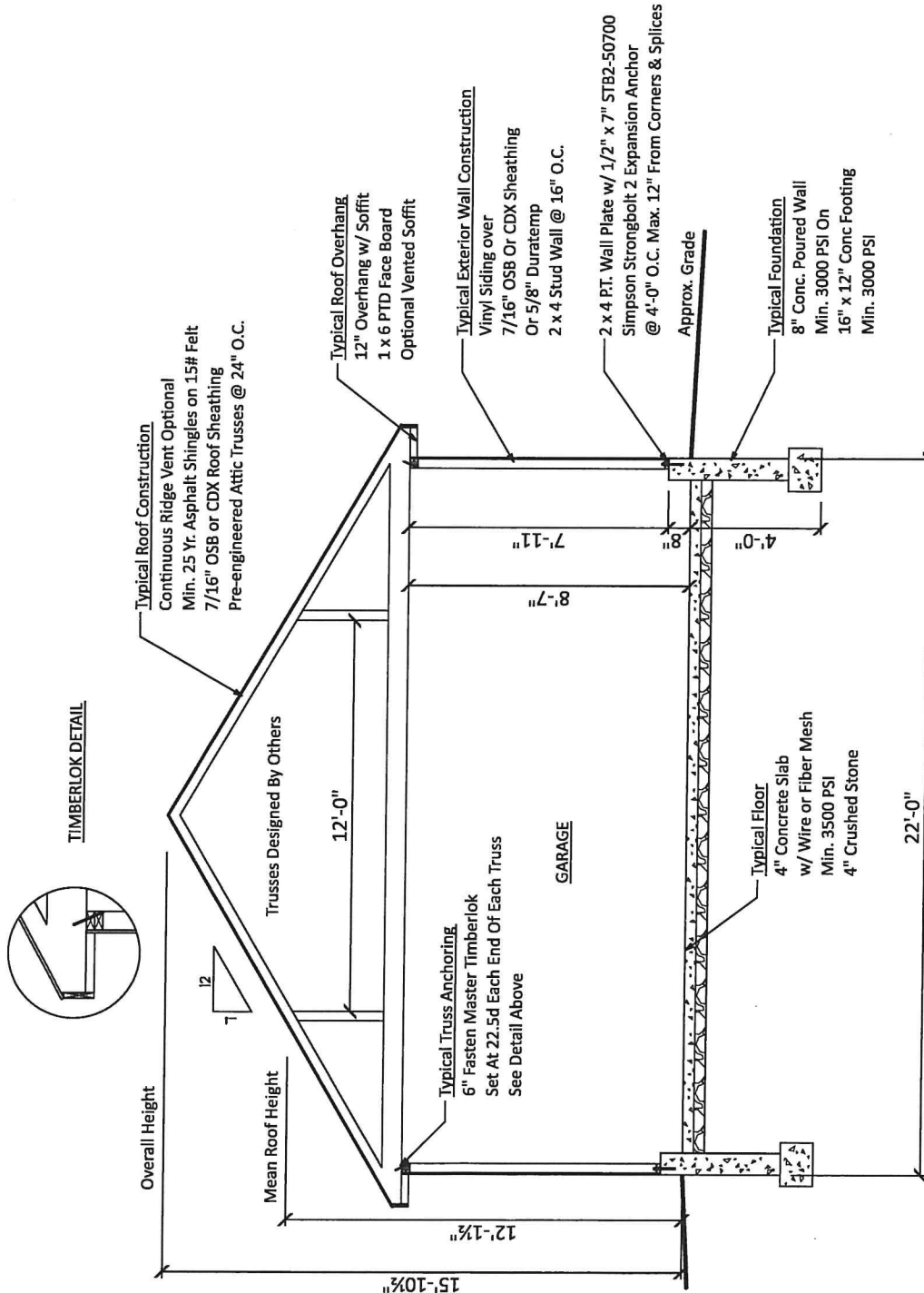
Eric L. DeLong and Riley Ruthann

ASSESSOR'S PLAT 61, LOT 17
SITUATED AT
120 Peck Avenue
IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.

PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
162 BAY VIEW AVENUE
BRISTOL, RHODE ISLAND
02809

401-253-0092 Cell/Text
SMMSURVEY@COX.NET



Section B
SCALE: 3/16" = 1'-0"

BUILDER:

Kloter Farms
216 West Road
Ellington, CT 06029

PROJECT:

DRAWN BY:

DRAFTING CONCEPTS

ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053

John@DraftingConceptsLLC.net

SCALE:

AS NOTED

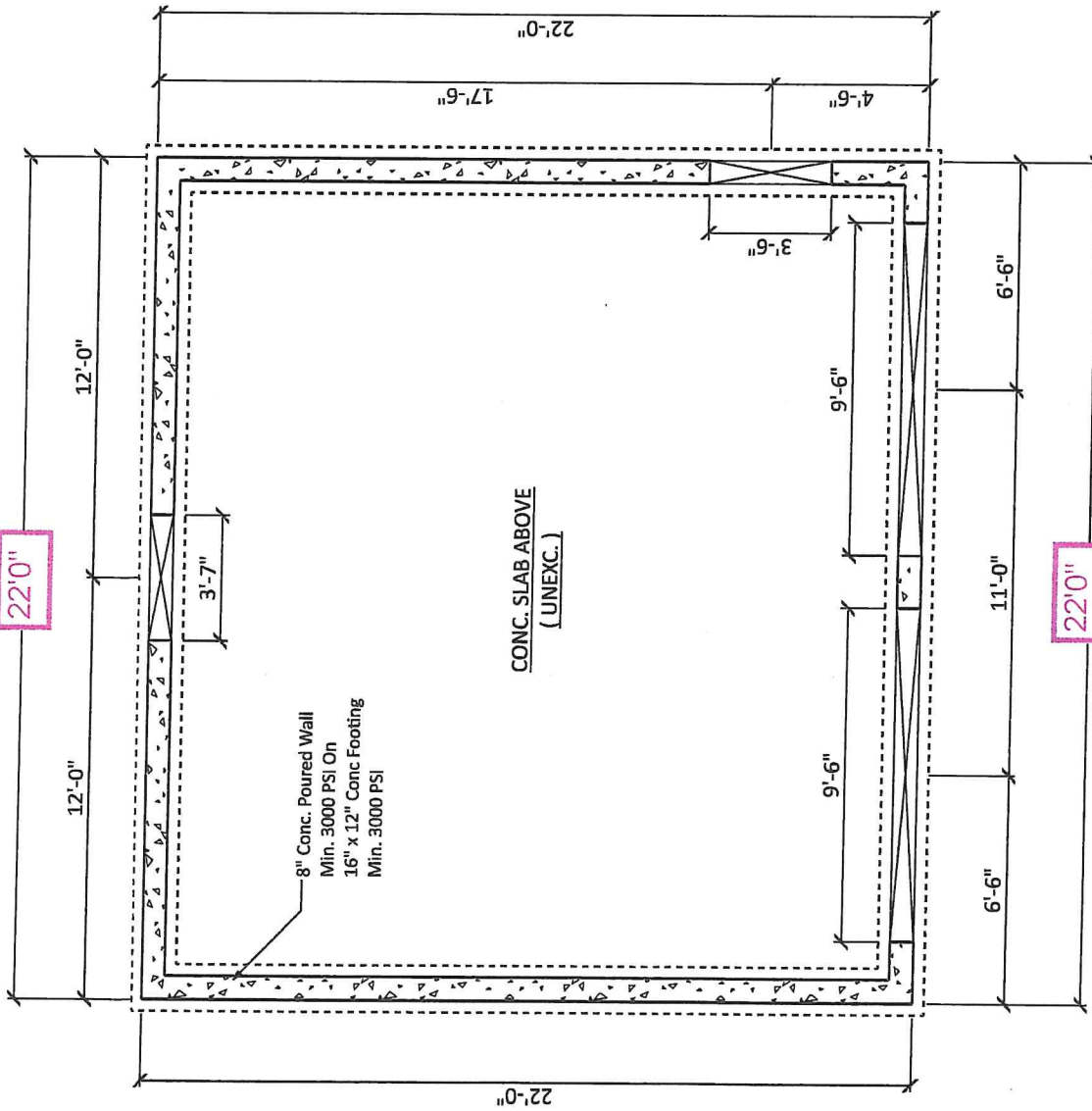
SHEET TITLE:

Section B

PROJECT NO.:

D425-18

5



Foundation Plan

SCALE: 3/16" = 1'-0"

BUILDER:

Kloter Farms
216 West Road
Ellington, CT 06029

PROJECT:

Sample Plan for
22'x22' Garage. Final
Door locations will
vary.

DRAWN BY:

DRAFTING CONCEPTS
ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053

John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

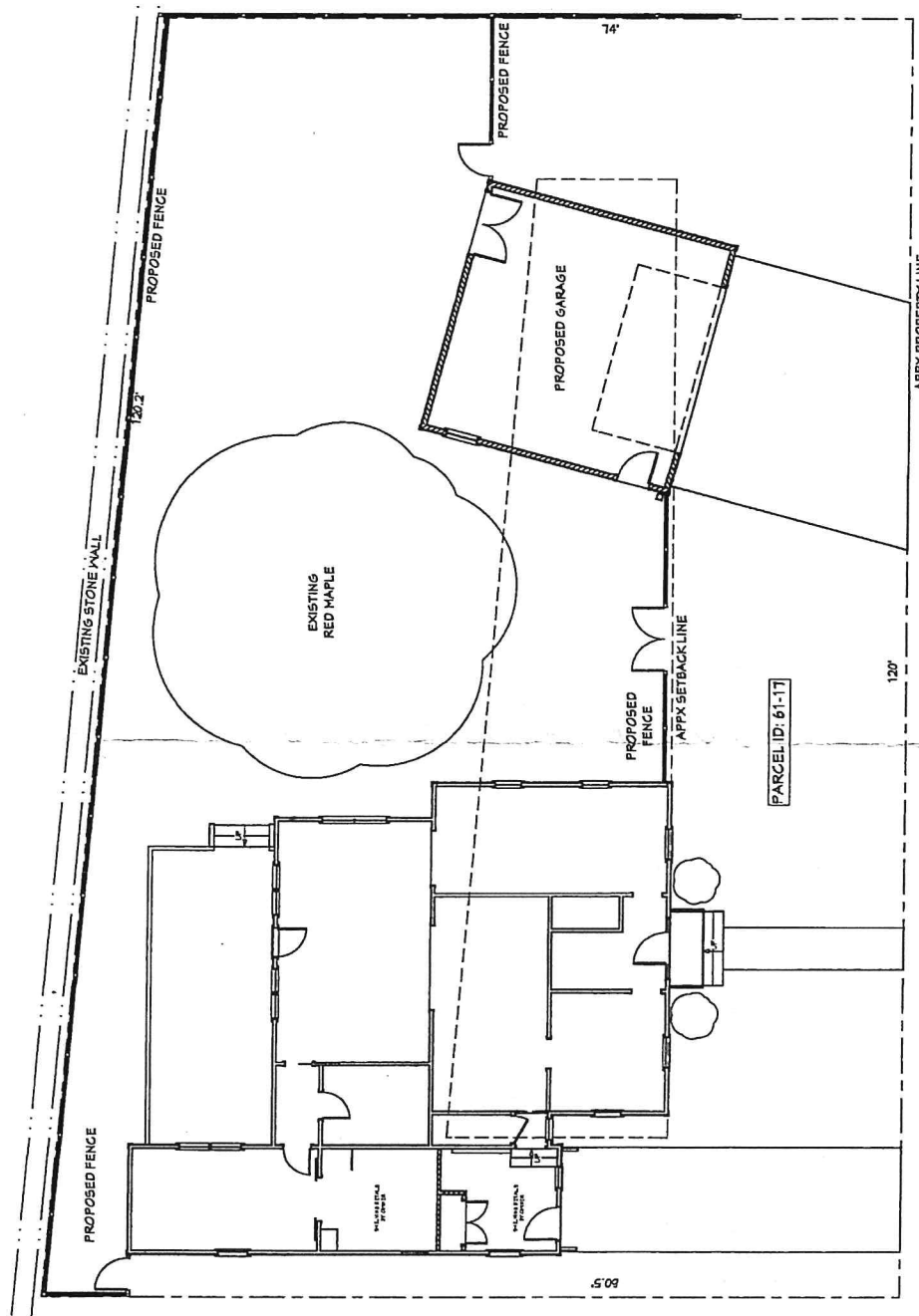
Foundation plan

PROJECT NO.:

D425-18

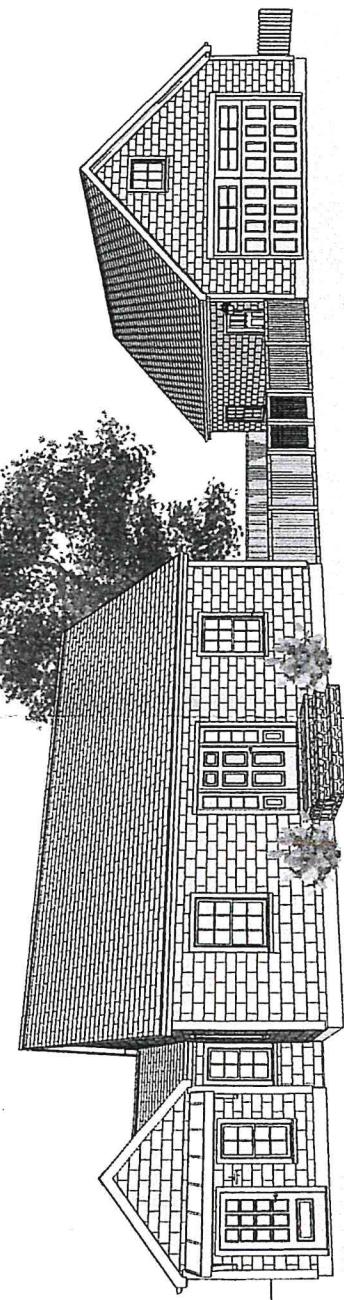
2

CERTIFICATION		 REBECCA POOLE DESIGN REBECCA POOLE NCDD 10250 508.641.3816 rfpool@2@gmail.com	OS INFORMATION: DELONG RESIDENCE 120 PECK AVE BRISTOL, RI	DATE 9/1/2022	SHEET NAME	SCALE AS NOTED	SHEET NUMBER 1 / 4
---------------	--	--	--	------------------	------------	-------------------	------------------------------



SITE ORIENTATION
1/8"=1'-0"

PECK AVENUE



*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

FRAMING DETAIL, INSULATION
 Eric DeLong
 120 Peck Ave
 508-954-3340

Bristol, RI

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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 61 17
 Account 3901
 State Code 01 - Single Fam
 Card 1/1
 User Account

Assessment

Land \$168,400
 Building \$211,400
 Card Total \$379,800
 Parcel Total \$379,800

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$167,400	\$161,700	\$0	\$329,100
2020	\$167,400	\$161,700	\$0	\$329,100
2019	\$167,400	\$161,700	\$0	\$329,100
2018	\$152,200	\$138,000	\$0	\$290,200



Location and Owner

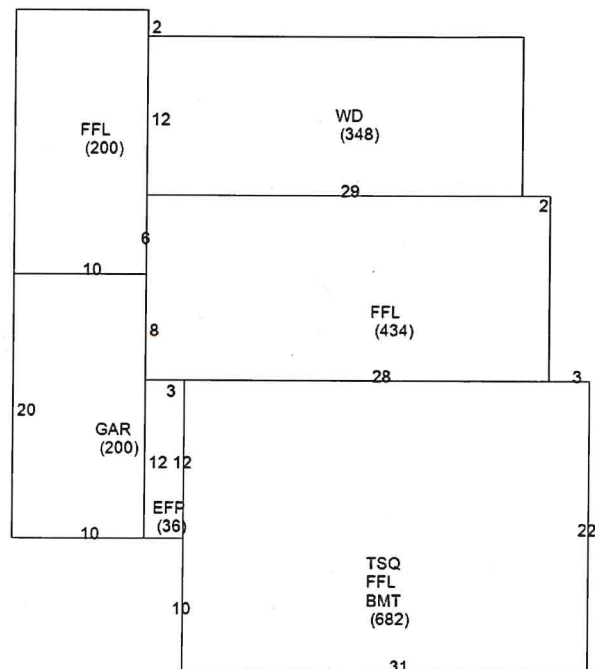
Location 120 PECK AVE
 Owner DELONG, ERIC L & RUTHANN RILEY TE
 Owner2
 Owner3
 Address 120 PECK AVE
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Cape
 Year Built 1940
 Heat BB Hot Water
 Fireplaces 1
 Rooms 7
 Bedrooms 3
 Bathrooms 2 Full Bath
 Above Grade Living Area 1,827.5 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
06/17/2022	\$685,000	2176-341	Warranty
07/20/2018	\$327,500	1948-63	Trustee
04/27/2016	\$0	1843-47	Quit Claim
12/22/2009	\$130,000	1519-43	Quit Claim
04/09/2008	\$0	1429-196	Quit Claim

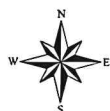


Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,316 SF
3/4 STORY	511.5 SF
BASEMENT	682 SF
ENCLOSED PORCH	36 SF
GARAGE	200 SF
WOOD DECK	348 SF

Land Information

Land Area 0.214 AC
 Zoning R-10



120 Peck Avenue - 300' Radius

Bristol, RI

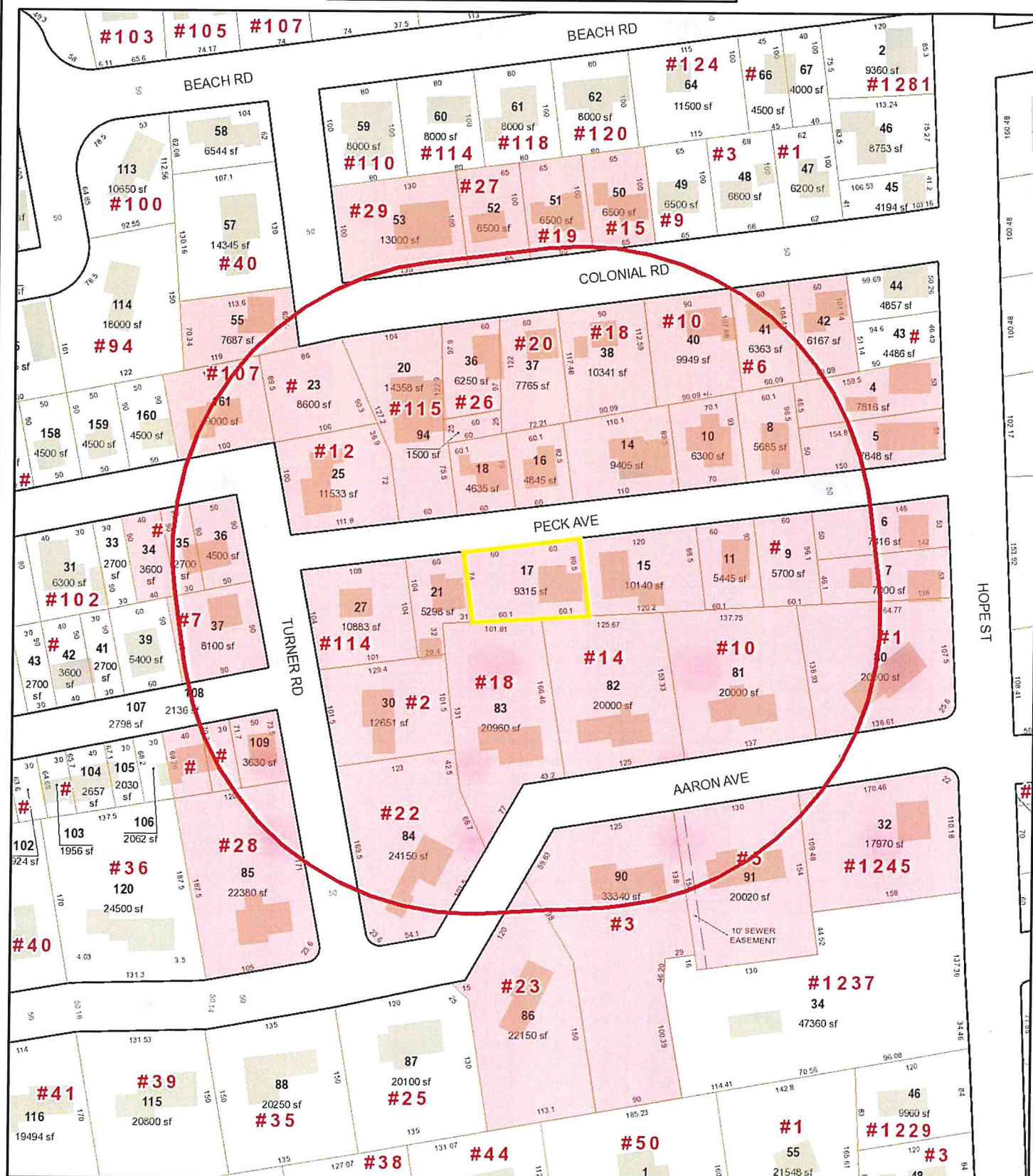


April 10, 2023

1 inch = 140 Feet

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0 140 281 421



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 61-17
CAMA Number: 61-17
Property Address: 120 PECK AVE

Mailing Address: DELONG, ERIC L & RUTHANN RILEY TE
120 PECK AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 61-10
CAMA Number: 61-10
Property Address: 125 PECK AVE

Mailing Address: MANCHESTER, DANIEL T & CHRISTINE L
LE ROCHA, KARA C & SILVA, KATIE L
TC
125 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-11
CAMA Number: 61-11
Property Address: 126 PECK AVE

Mailing Address: WILLIAMS, JOANNA P.
1 LINCOLN PLAZA APT 110
NEW YORK, NY 10023

Parcel Number: 61-14
CAMA Number: 61-14
Property Address: 123 PECK AVE

Mailing Address: VELLECA, CHRISTOPHER J. TENANT
123 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-15
CAMA Number: 61-15
Property Address: 122 PECK AVE

Mailing Address: DONAHUE, PAUL J & JOANNE C
TRUSTEES 6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

Parcel Number: 61-16
CAMA Number: 61-16
Property Address: 119 PECK AVE

Mailing Address: SORRENTINO, PATRICK
119 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-17
CAMA Number: 61-17
Property Address: 120 PECK AVE

Mailing Address: DELONG, ERIC L & RUTHANN RILEY TE
120 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-18
CAMA Number: 61-18
Property Address: 117 PECK AVE

Mailing Address: VACURA, RICHARD J, MOLLY M, JON K &
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-20
CAMA Number: 61-20
Property Address: 115 PECK AVE

Mailing Address: DENNIS, ANTHONY J, MARJORIE, &
WILLIAM P TRUSTEES-DENNIS TRUSTS
115 PECK AVE
BRISTOL, RI 02809

Parcel Number: 61-21
CAMA Number: 61-21
Property Address: 116 PECK AVE

Mailing Address: MESAGNO, GARY J. JANE R. TE
PO BOX 1158
BRISTOL, RI 02809

Parcel Number: 61-23
CAMA Number: 61-23
Property Address: COLONIAL RD

Mailing Address: MANCHESTER, JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 61-25 CAMA Number: 61-25 Property Address: 12 TURNER RD	Mailing Address: MANCHESTER, JAMES A ET UX CAMILLE B. TE 12 TURNER RD BRISTOL, RI 02809
Parcel Number: 61-27 CAMA Number: 61-27 Property Address: 114 PECK AVE	Mailing Address: SEYEZ, GEORGE J JR ET UX SEYEZ, JOAN M TE 2 TURNER RD BRISTOL, RI 02809
Parcel Number: 61-30 CAMA Number: 61-30 Property Address: 2 TURNER RD	Mailing Address: SEYES, JOAN M. & MARSHALL, LISA CO-TRUSTEES 2 TURNER RD BRISTOL, RI 02809
Parcel Number: 61-32 CAMA Number: 61-32 Property Address: 1245 HOPE ST	Mailing Address: USHER, ELIZABETH A. B. TRSTE ELIZABETH A.B. USHER LIV TRST 1245 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-36 CAMA Number: 61-36 Property Address: 26 COLONIAL RD	Mailing Address: THOMPSON, SETH R 26 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-37 CAMA Number: 61-37 Property Address: 20 COLONIAL RD	Mailing Address: MCGRATH, JAMES T TRST & GAIL P. PARANZINO 12 DEBORAH ANN DR REHOBOTH, MA 02769-2554
Parcel Number: 61-38 CAMA Number: 61-38 Property Address: 18 COLONIAL RD	Mailing Address: HETFIELD MARGARET L TRUSTEE 18 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-4 CAMA Number: 61-4 Property Address: 1265 HOPE ST	Mailing Address: SWANSON, MICHAEL R. H. 1265 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-40 CAMA Number: 61-40 Property Address: 10 COLONIAL RD	Mailing Address: DELANEY, EDWARD J - TRUSTEE EDWARD J DELANEY TRUST 10 COLONIAL DR BRISTOL, RI 02809
Parcel Number: 61-41 CAMA Number: 61-41 Property Address: 6 COLONIAL RD	Mailing Address: MELLO, DANIELLE A 6 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-42 CAMA Number: 61-42 Property Address: 2 COLONIAL RD	Mailing Address: SIENKIEWICZ, JOHN JR 2 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-5 CAMA Number: 61-5 Property Address: 1263 HOPE ST	Mailing Address: RUGGIERO, MICHAEL SUSAN VIRGINIA 1263 HOPE ST BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 61-50 CAMA Number: 61-50 Property Address: 15 COLONIAL RD	Mailing Address: SYLVIA, UZELLE M LE SYLVIA, WILLIAM G ETAL JT 15 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-51 CAMA Number: 61-51 Property Address: 19 COLONIAL RD	Mailing Address: RAPOSA DAVID P & RAPOSA PHYLLIS M TE 19 COLONIAL ROAD BRISTOL, RI 02809
Parcel Number: 61-52 CAMA Number: 61-52 Property Address: 27 COLONIAL RD	Mailing Address: OHANLEY, ALEXANDER H. 27 COLONIAL ROAD BRISTOL, RI 02809
Parcel Number: 61-53 CAMA Number: 61-53 Property Address: 29 COLONIAL RD	Mailing Address: FUNT, ELIZABETH A. 29 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-55 CAMA Number: 61-55 Property Address: 36 COLONIAL RD	Mailing Address: GLAZIER, RICHARD P. DORIS R. LIF & TRUSTEES OF T 36 COLONIAL RD BRISTOL, RI 02809
Parcel Number: 61-6 CAMA Number: 61-6 Property Address: 1259 HOPE ST	Mailing Address: CHARETTE, JESSE J & KAROW, JENNIFER M JT 1259 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-7 CAMA Number: 61-7 Property Address: 1255 HOPE ST	Mailing Address: COSTA, STEVE S. CLAIRE RENEE SCHWARTZ TE 1255 HOPE ST BRISTOL, RI 02809
Parcel Number: 61-8 CAMA Number: 61-8 Property Address: 127 PECK AVE	Mailing Address: HUTCHISON, BRIAN T REMINGTON, ELIZABETH JT 127 PECK AVE BRISTOL, RI 02809
Parcel Number: 61-80 CAMA Number: 61-80 Property Address: 1 AARON AVE	Mailing Address: CONLEY, WILLIAM F. JR. & ANNA V. ET UX TE 1 AARON AVENUE BRISTOL, RI 02809
Parcel Number: 61-81 CAMA Number: 61-81 Property Address: 10 AARON AVE	Mailing Address: TORRES, JORGE & TORRES, JULIANNE C VEDRO 10 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-82 CAMA Number: 61-82 Property Address: 14 AARON AVE	Mailing Address: AHERN, APRIL 14 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-83 CAMA Number: 61-83 Property Address: 18 AARON AVE	Mailing Address: LIMA, RICHARD A etal JT CONTE-LIMA, M & LIMA, RICHARD A JR JT 18 AARON AVE BRISTOL, RI 02809



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300 foot Abutters List Report

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Parcel Number: 61-84 CAMA Number: 61-84 Property Address: 22 AARON AVE	Mailing Address: FRAWLEY, TIMOTHY P. DANIELLE B. 22 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-85 CAMA Number: 61-85 Property Address: 28 AARON AVE	Mailing Address: CIRILLO, IDA TRUSTEE OF THE IDA CIRILLO REVOCABLE TRUST 28 AARON AVE BRISTOL, RI 02809
Parcel Number: 61-86 CAMA Number: 61-86 Property Address: 23 AARON AVE	Mailing Address: BORGES, EILEEN LYDIA BORGES (LIFE EST) 23 AARON AVE. BRISTOL, RI 02809
Parcel Number: 61-9 CAMA Number: 61-9 Property Address: PECK AVE	Mailing Address: JOANNA P. WILLIAMS, LLC APT 11-0 ONE LINCOLN PLAZA NEW YORK, NY 10023
Parcel Number: 61-90 CAMA Number: 61-90 Property Address: 3 AARON AVE	Mailing Address: MYERS, BERNARD J & SANTINA TE CO- TRUSTEES 3 AARON AVENUE BRISTOL, RI 02809
Parcel Number: 61-91 CAMA Number: 61-91 Property Address: 5 AARON AVE	Mailing Address: INGRAM, WILLIAM J & ANNE TE 59 CLIFF DR BRISTOL, RI 02809
Parcel Number: 61-94 CAMA Number: 61-94 Property Address: PECK AVE	Mailing Address: VACURA, RICHARD J, MOLLY M, JON K & ODAMS, JUSTEANE E JT 117 PECK AVE BRISTOL, RI 02809
Parcel Number: 62-161 CAMA Number: 62-161 Property Address: 107 PECK AVE	Mailing Address: EVANS, MATTHEW BRENDA ETUX TE 107 PECK AVE BRISTOL, RI 02809
Parcel Number: 63-107 CAMA Number: 63-107 Property Address: BEACHMOUNT AVE	Mailing Address: WOJCIK, THEODORE M MARION 100 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-108 CAMA Number: 63-108 Property Address: BEACHMOUNT AVE	Mailing Address: WOJCIK, THEODORE M MARION 100 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-109 CAMA Number: 63-109 Property Address: 102 BEACHMOUNT AVE	Mailing Address: MASSE, RICHARD J & VANESSA M TRUSTEES 102 BEACHMOUNT AVE BRISTOL, RI 02809
Parcel Number: 63-34 CAMA Number: 63-34 Property Address: PECK AVE	Mailing Address: MANCHESTER, MARK A & DOREEN D LE MANCHESTER, DIONNE JEANNE & MARIEL DIONNE TC 11 TURNER RD BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 63-35
CAMA Number: 63-35
Property Address: PECK AVE

Mailing Address: MANCHESTER, MARK A & DOREEN D
LE MANCHESTER, DIONNE JEANNE &
MARIEL DIONNE TC
11 TURNER RD
BRISTOL, RI 02809

Parcel Number: 63-36
CAMA Number: 63-36
Property Address: 11 TURNER RD

Mailing Address: MANCHESTER, MARK A & DOREEN D LE
& DIONNE JEANNE & MARIEL DIONNE
TC
11 TURNER RD
BRISTOL, RI 02809

Parcel Number: 63-37
CAMA Number: 63-37
Property Address: 7 TURNER RD

Mailing Address: BAILEY, LISA A.
7 TURNER RD
BRISTOL, RI 02809



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AHERN, APRIL
14 AARON AVE
BRISTOL, RI 02809

DONAHUE, PAUL J & JOANNE
6-24-2015 TRUST
122 PECK AVENUE
BRISTOL, RI 02809-1537

MANCHESTER, DANIEL T & CH
ROCHA, KARA C & SILVA, KA
125 PECK AVE
BRISTOL, RI 02809

BAILEY, LISA A.
7 TURNER RD
BRISTOL, RI 02809

EVANS, MATTHEW
BRENDA ETUX TE
107 PECK AVE
BRISTOL, RI 02809

MANCHESTER, MARK A & DORE
MANCHESTER, DIONNE JEANNE
11 TURNER RD
BRISTOL, RI 02809

BORGES, EILEEN
LYDIA BORGES (LIFE EST)
23 AARON AVE.
BRISTOL, RI 02809

FRAWLEY, TIMOTHY P.
DANIELLE B.
22 AARON AVE
BRISTOL, RI 02809

MANCHESTER, MARK A & DORE
DIONNE JEANNE & MARIEL DI
11 TURNER RD
BRISTOL, RI 02809

CHARETTE, JESSE J &
KAROW, JENNIFER M JT
1259 HOPE ST
BRISTOL, RI 02809

FUNT, ELIZABETH A.
29 COLONIAL RD
BRISTOL, RI 02809

MANCHESTER, JAMES A ET UX
CAMILLE B. TE
12 TURNER RD
BRISTOL, RI 02809

CIRILLO, IDA TRUSTEE OF
IDA CIRILLO REVOCABLE TRU
28 AARON AVE
BRISTOL, RI 02809

GLAZIER, RICHARD P.
DORIS R. LIF & TRUSTEES
36 COLONIAL RD
BRISTOL, RI 02809

MASSE, RICHARD J &
VANESSA M TRUSTEES
102 BEACHMOUNT AVE
BRISTOL, RI 02809

CONLEY, WILLIAM F. JR.
& ANNA V. ET UX TE
1 AARON AVENUE
BRISTOL, RI 02809

HETFIELD MARGARET L TRUST
18 COLONIAL RD
BRISTOL, RI 02809

MCGRATH, JAMES T TRST &
GAIL P. PARANZINO
12 DEBORAH ANN DR
REHOBOTH, MA 02769-2554

COSTA, STEVE S.
CLAIRE RENEE SCHWARTZ TE
1255 HOPE ST
BRISTOL, RI 02809

HUTCHISON, BRIAN T
REMINGTON, ELIZABETH JT
127 PECK AVE
BRISTOL, RI 02809

MELLO, DANIELLE A
6 COLONIAL RD
BRISTOL, RI 02809

DELANEY, EDWARD J - TRUST
EDWARD J DELANEY TRUST
10 COLONIAL DR
BRISTOL, RI 02809

INGRAM, WILLIAM J &
ANNE TE
59 CLIFF DR
BRISTOL, RI 02809

MESAGNO, GARY J.
JANE R. TE
PO BOX 1158
BRISTOL, RI 02809

DELONG, ERIC L & RUTHANN
120 PECK AVE
BRISTOL, RI 02809

JOANNA P. WILLIAMS, LLC
APT 11-0
ONE LINCOLN PLAZA
NEW YORK, NY 10023

MYERS, BERNARD J & SANTIN
3 AARON AVENUE
BRISTOL, RI 02809

DENNIS, ANTHONY J, MARJOR
TRUSTEES-DENNIS TRUSTS
115 PECK AVE
BRISTOL, RI 02809

LIMA, RICHARD A etal JT
CONTE-LIMA, M & LIMA, RIC
18 AARON AVE
BRISTOL, RI 02809

OHANLEY, ALEXANDER H.
27 COLONIAL ROAD
BRISTOL, RI 02809

RAPOSA DAVID P &
RAPOSA PHYLLIS M TE
19 COLONIAL ROAD
BRISTOL, RI 02809

USHER, ELIZABETH A. B. TR
ELIZABETH A.B.USHER LIV T
1245 HOPE ST
BRISTOL, RI 02809

RUGGIERO, MICHAEL
SUSAN VIRGINIA
1263 HOPE ST
BRISTOL, RI 02809

VACURA, RICHARD J, MOLLY
ODAMS, JUSTEANE E JT
117 PECK AVE
BRISTOL, RI 02809

SEYES, JOAN M. &
MARSHALL, LISA CO-TRUSTEE
2 TURNER RD
BRISTOL, RI 02809

VELLECA, CHRISTOPHER J. T
123 PECK AVE
BRISTOL, RI 02809

SEYEZ, GEORGE J JR ET UX
SEYEZ, JOAN M TE
2 TURNER RD
BRISTOL, RI 02809

WILLIAMS, JOANNA P.
1 LINCOLN PLAZA
APT 110
NEW YORK, NY 10023

SIENKIEWICZ, JOHN JR
2 COLONIAL RD
BRISTOL, RI 02809

WOJCIK, THEODORE M
MARION
100 BEACHMOUNT AVE
BRISTOL, RI 02809

SORRENTINO, PATRICK
119 PECK AVE
BRISTOL, RI 02809

SWANSON, MICHAEL R. H.
1265 HOPE ST
BRISTOL, RI 02809

SYLVIA, UZELLE M LE
SYLVIA, WILLIAM G ETAL JT
15 COLONIAL RD
BRISTOL, RI 02809

THOMPSON, SETH R
26 COLONIAL RD
BRISTOL, RI 02809

TORRES, JORGE &
TORRES, JULIANNE C VEDRO
10 AARON AVE
BRISTOL, RI 02809